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## **201,000-SF Lease Consolidates Logistics Firm**

By: Bob Howard

CARSON, CA-Logistics firm Pacer Distribution Services has signed a five-year lease for 200,892 square feet with Watson Land Co. that will centralize the logistics firm's operations and will position it to scale up to meet the increasing demand at Southern California's ports. The lease is valued at \$6.2 million.



Pacer's new space is on 11 acres at 800 E. 230th St. in the 6.7-million-square-foot Watson Industrial Center, according to Lance Ryan, vice president of marketing and leasing with Watson Land. "Port traffic has steadily increased since April 2010," Ryan observed. "This building will provide Pacer with the flexibility to scale up to meet continued demand."

The property features 30 dock high positions, a 29-foot ceiling clearance and two truck yards, including a 185-foot turning radius and a 131-foot turning radius. Its newly renovated façade is a result of Watson's renovation program at the industrial center.

Steve Sprenger of Grubb & Ellis represented Pacer in the transaction. Watson Land Co. was represented in-house by Ryan and Mike Bodlovich.

The Pacer lease was one of a number that Watson has signed lately as port traffic rises. In two others, plastics exporter Siwin Corp. and imaging supplies provider Arlington Industries signed deals totaling 105,601 square feet.

Siwin signed a 39-month, \$1.1 million lease for a 53,776-square-foot property in at 1020 E. 230th St. in Watson Industrial Center. Siwin will use the facility to export plastic raw materials to China for re-use. Wesley Babi of Larem represented Siwin, with Watson represented in-house by Ryan and Bodlovich.

Arlington Industries signed a five-year, \$2.2 million lease for a 51,825-square-foot facility at 1460 Beachey Place in a 185,375-square-foot multi-tenant building at Dominguez Technology Center in Carson. Arlington will use the building for warehousing and distribution, expanding from a 20,000-square-foot facility in Rancho Dominguez. Gian Starita of UGL Equis represented Arlington, with Watson represented by Ryan, Bodlovich and Jeff Jennison.

"The continued growth of port activity has resulted in many South Bay companies expanding their operations to larger facilities to accommodate the increased volume," Ryan said.