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Carson Industrial Deals are Elementary for Watson

Watson Land Company, one of SoCal's biggest developers, has continued to enjoy significant activity at its Carson properties. In the latest deal, Pacer Distribution Services inked a five-year lease for a 200.9k sf industrial facility within Watson Industrial Center. Pacer, a leading freight transportation and third party logistics provider, signed a lease worth \$6.2 mil (\$0.51/sf/mo) and which will consolidate the firm's operations into one centralized distribution center.



Located on 11 acres at 800 East 230th St, south of the 405 Fwy and east of the 110 Fwy, the property features 30 dock high positions, a 29-foot ceiling clearance and two truck yards (featuring a 185-foot turning radius and a 131-foot turning radius). The building also features a newly renovated façade.

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

Watson Industrial Center is a master-planned business center spanning 6.7 msf of industrial space. It is located in the heart of the South Bay market in close proximity to major Los Angeles freeways, the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX) and Long Beach Airport (LGB).

Watson also recently inked two other new Carson leases, totaling 105.6k sf. The transactions have a combined value of \$3.3 mil.

In the first transaction, Siwin Corporation, an exporter of plastics, signed a 39-month, \$1.1 mil lease for a 53.8k sf (\$0.52/sf/mo) located at 1020 E. 230th St, also within Watson Industrial Center. Siwin will use the facility to export plastic raw materials to China for re-use. Wesley Babi of LAREM represented Siwin in the transaction. Watson Land Company was represented in-house by Lance Ryan and Michael Bodlovich.

In the second deal, imaging supplies provider Arlington Industries signed a five-year, \$2.2 mil lease for 51.8k sf (\$0.71/sf/mo) of space, also in Carson. The property is located at 1460 Beachey Place, south of the 91 Fwy and east of Central Ave, within a 185.4k sf multi-tenant building in Watson's Dominguez Technology Center.

Arlington will use the building for warehousing and distribution, expanding from a 20k sf facility in Rancho Dominguez. They were repped by Gian Starita of UGL Equis in the transaction. Watson Land Company was represented by company execs Lance Ryan, Jeff Jennison and Michael Bodlovich.