



Watson Signs Logistics Provider to 259k sf Carson Building

12/27/10

NYK Logistics leased a 258.7k sf industrial building within Watson Industrial Center in the city of Carson. The property is located on 18.52 acres at 771 Watsoncenter Rd, east of Avalon Blvd and south of 223rd St. The 27-month lease has a total value of about \$6 mil, or \$0.89/sf/mo.



The warehousing and distribution center includes 8.4 acres of excess land dedicated for trailer storage spots and 56 dock high truck positions to better accommodate an expansion of the third party logistics provider's operations. Watson Land Company is currently completing an extensive renovation that includes an increased turning radius, increased dock-high loading

capacity, a new façade and new office space.

"The building's cross dock configuration coupled with the expansive land area allow us to expand in response to a growing demand for our services," said James Armstrong, Senior Vice President and General Manger of NYK Logistics.

Jeffrey S. Morgan of CB Richard Ellis represented NYK Logistics in the transaction. In-house execs Lance Ryan and Mike Bodlovich repped Watson Land. The company has now leased more than 730k sf of space within the 6.7 msf Watson Industrial Center during the second half of 2010.