



March 24, 2011

Watson Breaks Ground on 600k sf Spec Building

In a positive indicator for SoCal's industrial real estate market, Watson Land Company has broken ground on a 616.5k sf industrial building within their Watson Commerce Center Redlands. This is the first spec industrial building to break ground in the Inland Empire since 2009.



“The absorption rate for larger industrial buildings within the Inland Empire market has increased significantly in the past year,” said Lance Ryan, Vice President of Marketing and Leasing with Watson Land Company. “This has led to a supply constrained market for properties above 500k sf, with continuing strong demand for new product among large corporate users and third party logistics companies.”

The building will feature a cross-dock configuration with two spacious yards offering a 185-foot turning radius and up to 649 trailer storage spaces when combined with the adjacent land within Watson Commerce Center Redlands. Construction is slated for completion in the fourth quarter of 2011.

The property is located at 26635 Pioneer Ave, near the 10 and 215 Freeways and the San Bernardino International Airport. It is part of Watson Land Company's Legacy Building Series, a class of highly flexible, Class A facilities featuring distinctive architectural detail, maximum efficiency and flexibility. The building will be constructed to obtain LEED Certification, featuring abundant clerestory glass for daylighting and 100 percent concrete truck yards.

Watson Land Company, one of the biggest developers in Southern California, owns and operates more than 15 msf of industrial space throughout the region.