



March 28, 2011

## **In The Pipeline: Construction and Development News for March 24 - 30**

News and Notes on Trends, New Projects and Construction In the Commercial Real Estate Development Pipeline Around the U.S

### ***Watson Breaks Ground on Spec Industrial Building***



Speculative warehouse construction is returning to Southern California. Watson Land Co. has broken ground on a 616,542-square foot-industrial building in Redlands, CA.

The project at the Watson Commerce Center Redlands is the speculative industrial building to break ground in the Inland Empire since 2009 and the absorption rate for large industrial buildings in the market has increased significantly over 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 500,000 square feet, with continuing strong demand for new product among large corporate users and third party logistics companies," Ryan said.

The cross-dock configured building at 26635 Pioneer Ave. will include two yards with a 185-foot turning radius. Combined with nearby land within the commerce center, it will include up to 649 trailer storage spaces. Construction is slated for completion in the fourth quarter.

The property is near interstates 10 and 215 and close to the San Bernardino International Airport. The building will be constructed to obtain LEED certification, featuring abundant clerestory glass for daylighting and fully concrete truck yards.

Watson Land Co., one of Southern California's largest industrial developers, owns and operates more than 15 million square feet of industrial space in the region.