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Logistics Firm Leases 149k sf Facility in Carson

OHL Contract Logistics leased a 148.7k sf industrial facility on 7.81 acres of land at 2116 E. 220th St, within the master-planned Watson Corporate Center in the city of Carson. This the second lease for OHL within Watson Corporate Center, expanding their presence in the biz park to over 326k sf.

OHL's latest building is certified LEED Gold. The property features 32 dock high loading positions, a 185 foot truck turning radius, a 100 percent concrete truck court, a 32 foot ceiling clearance and abundant use of clerestory glass. It benefits from being 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).

Doug McDowell with Pro Venture and Lewis Latimer with L2 Companies represented OHL. Watson Land Company was represented in-house by Lance Ryan and Mike Bodlovich. Terms of the deal were not disclosed.

The property owner/developer, Watson Land Company, completed more than 800k sf in leases during the fourth quarter of 2010 as inbound container volume continued to increase, according to the Ports of Los Angeles and Long Beach. The Port of Long Beach reported a 10.4 percent year-over-year increase in inbound loaded containers, while the Port of Los Angeles witnessed an increase of 5.6 percent during 2010.

This trend has led to a flurry of leasing activity within Watson Land Company's portfolio of South Bay properties according to the company's Vice President of Marketing and Leasing, Lance Ryan. "The rise in leasing activity in the South Bay is a direct result of global logistics firms increasing their capacity to remain in step with heavy port traffic and growing retail demand," he said.