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Herbalife and Calko Transport Lease Carson Facilities from Watson Land Co

Watson Land Company recently signed two notable industrial leases in the South Bay city of Carson. The transactions were with Herbalife, which leased a 149k sf facility, and Calko Transport, which took a 136k sf building.

Herbalife signed a 10-year lease for a 148.9k sf building at 18431 Wilmington Ave, which will serve as the company's Los Angeles distribution headquarters. The company is relocating its operations from its previous 82k sf location within Watson Industrial Center in Carson, where the firm has operated LA distribution center since 1996.

Herbalife is improving the interiors to include approximately 20k sf of office space to house corporate offices. The property is within the master-planned Dominguez Technology Center, which is located 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).

Mike McRoskey, Frank Scott, Tim O'Rourke and Barry Hill of Jones Lang LaSalle represented Herbalife in the transaction. Watson Land Company was repped in-house by Lance Ryan and Mike Bodlovich.



720 Watsoncenter Rd, Carson

In the other deal, Calko Transport signed a five-year, \$6.1 mil lease for a 135.7k sf (\$0.75/sf/mo) facility on 10 acres at 720 Watsoncenter Rd, within the master-planned Watson Industrial Center. The building will serve as the new corporate headquarters for the third party logistics provider, which is relocating from Compton.

Calko will benefit from expanded trailer storage capacity and flexibility to accommodate growing inventories. The property features 23 dock-high loading positions and a 323-foot truck turning radius. Calko provides integrated services in warehousing, distribution and transportation. The company

operates as a single-source provider, meeting a broad array of logistical requirements for its clients.

Don Smith of Lee & Associates and Kent Choi of NAI Capital represented Calko in the transaction. In-house execs Lance Ryan and Mike Bodlovich repped Watson Land in this deal, as well.