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Watson Closes 267k sf Carson Industrial Buy

Watson Land Company purchased a 266.8k sf industrial building with eight acres of extra land in the city of Carson. The single-tenant property is located at 771 Watson Center Rd, south of E 223rd St and just east of Avalon Blvd, within the 7 msf, master-planned Watson Industrial Center.

“The property has an ideal location and a quality long-term credit tenant, making it an outstanding strategic acquisition for us,” said Craig Halverson, Vice President of Acquisitions for Watson Land Company. “As we continue to set our sights on growth, this acquisition plays an integral role in the expansion of our company.”

Constructed in 1972, the building currently serves as a warehouse and distribution facility for UPS Supply Chain Solutions, a business unit of the United Parcel Service that offers transportation and freight services, logistics and distribution, consulting, and international trade services. The company employs 232 employees at this location.

“The property has the unique combination of a world class tenant and a rare surplus of excess land, making it ideal for port-oriented users,” said Jay Borzi, Senior Managing Director of Eastdil Secured.

The property has immediate proximity to major freeways and both the ports of Long Beach and Los Angeles. Additionally, the single-story, concrete-tilt-up features 24-foot clearance and 56 dock-high loading doors.

Jay Borzi, Steve Silk and Adam Pastor of Eastdil Secured brokered the transaction with the assistance of local industrial property specialists David Prior and Todd Taugner of The Klabin Company. The price was not disclosed.