



Industrial Leases are Elementary to Watson

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18420 Harmon Ave, Carson

Watson Land Company, the big South Bay-based land owner and developer, recently secured three new leases encompassing more than 300k sf of industrial space within the Watson Industrial and Dominguez Technology Centers in Carson. The combined value of the transactions exceeds \$14 mil.

According to Lance Ryan, Vice President of Marketing and Leasing for Watson Land Company, "Despite changing market conditions, tenants in both the logistics and manufacturing industries are opportunistically expanding their operations and storage capacity by leasing additional space."

The three leases include:

- BNX Shipping, a provider of air and ocean freight services, signed a seven-year, \$6 mil lease for 98.1k sf (\$0.73/sf/mo) of space at 910 East 236th St in the Watson Industrial Center. The international shipping firm will use the facility as a distribution center and warehouse storage facility. Lance Ryan and Mike Bodlovich represented Watson Land Company in the transaction, while BNX Shipping was represented by Craig Poropat of Lee & Associates.
- Laufen International signed a 65-month, \$6.4 mil lease for an additional 119.1k sf (\$0.83/sf/mo) of industrial space at 18420 Harmon Ave in the Dominguez Technology Center. The firm, which is a division of tile manufacturer Roca Tile Group, will use the additional space to expand its operations. Lance Ryan and Mike Bodlovich represented Watson Land Company in the transaction while Laufen International was represented by Barry Hill of CB Richard Ellis.
- Quik Pick Express, a comprehensive logistics firm signed a \$2 mil, three-year lease for a 102k sf (\$0.54/sf/mo) industrial facility within the Watson Industrial Center at 1058 East 230th St. The transaction nearly doubles Quik Pick's capacity as it retains a 108k sf facility located within the same master-planned center. Lance Ryan and Mike Bodlovich represented Watson Land Company in the transaction, while Quik Pick Express was represented by Davis Bales of The Klabin Company.

Watson Land Company is among the largest industrial developers in the nation. Both the Dominguez Technology Center and Watson Industrial Center are located within the LA's South Bay area, a region that provides convenient access to major Los Angeles freeways, the Ports of Long Beach and Los Angeles and the Los Angeles International Airport.