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OFFICE/INDUSTRIAL LEADERS

Developers buck the trend to stand out in the market.

Amy Bigley

As needs and demands for office and industrial space evolve, Resolute Investments, Storm Properties and Watson Land Company respond with unique development strategies, construction plans and product offerings to stay ahead of the market.

LEED Industrial Buildings

Carson, California-based Watson Land Company is currently developing Watson Commerce Center Chino, a four-building master-planned industrial center located along Valley Boulevard in Chino, California. The development, which is being built on a former dairy ranch, will comprise approximately 1.27 million square feet of industrial space when complete in March 2008.

Michael Bodlovich, director of marketing and leasing for the company, notes that increased awareness of corporate accountability and responsibility, as well as long-term positive impacts on the environment, influenced Watson's decision to pursue LEED certification for the facility.

The biggest challenge in the development and construction process has been coping with the time requirements of transforming a producing dairy ranch site into a LEED-certified industrial construction project.

Located in the Chino submarket, the master-planned development will feature a 297,107-square-foot building, a 407,473-square-foot facility, a 265,267-square-foot building and a 301,513-square-foot facility. The first phase of the center, which broke ground in September 2006, is slated for completion this month. The second phase broke in June with completion scheduled for March 2008.

Watson Commerce Center Chino comprises approximately 10 percent of the company's portfolio. The remainder of Watson's portfolio consists of approximately 14 million square feet in three master-planned centers – the 350-acre Watson Industrial Center, the 438-acre Dominguez Technology Center and 116-acre Watson Corporate Center — all of which are located in the California's South Bay area.