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**Watson Land Company Leases South Bay's First Built LEED® Certified Industrial Building for Over \$10 Million**

**Carson, CA – October 11, 2007** – Watson Land Company, among the largest industrial developers in the nation, has leased the first Leadership in Energy & Environmental Design (LEED®) built industrial/manufacturing building in Carson, Calif. for over \$10 million. The state-of-art, LEED® certified, 101,340-square-foot building is part of the master-planned Watson Corporate Center and is situated on over five-acres of land at 2250 East 220<sup>th</sup> Street in Carson. Along with its LEED® certification, the building is part of Watson's Legacy Building<sup>SM</sup> series which offers users more flexibility, functionality and numerous performance advantages. The building was leased to CCL Tube for 10 years.

CCL Tube is a division of CCL Industries, Inc. headquartered in Toronto, Canada. It is a world leader in specialty packaging and labeling solutions for the consumer products and healthcare industries.

"This is one of Watson's first LEED® developments in Carson and possibly the first in South Bay," said Lance Ryan, vice president of marketing and leasing for Watson Land Company. "A LEED® certified Legacy Building sets itself apart from forward moving industrial facilities. Tenants can enjoy numerous performance advantages while having the confidence of knowing the building they operate in is environmentally responsible."

The two-story building features high-end architectural glass entries, a 32-foot warehouse clearance height, three percent skylights and 100 percent concrete truck court with a 135-foot truck turning radius. The property is adjacent to the San Diego 405 freeway and is designated as a Foreign Trade Zone. Nearby high-profile tenants within the corporate center include Boeing, Transworld, Hellman Worldwide Logistics, the

United States Postal Service and New Age Electronics, among others. The building was designed by architect, Lee & Sakahara in Irvine and constructed by Norm Wilson & Sons in Long Beach.

“The abundant trailer storage spaces and close proximity to major freeways combined with high performing sustainable materials makes it a healthy place to work and therefore attractive to emergent companies such as CCL Tube,” said Ryan.

CCL Tube was represented by Jeff S. Morgan and Bill Payne of CB Richard Ellis’ Torrance office and Lance Ryan and Michael Bodlovich represented Watson Land Company.

### **Watson Land Company**

Watson Land Company’s legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is among the largest industrial developers in the nation. For additional information, visit [www.watsonlandcompany.com](http://www.watsonlandcompany.com).

### **CCL Tube**

CCL Tube is a division of CCL Industries, Inc, a world leader in specialty packaging and labeling solutions for the consumer products and healthcare industries. The company is focused on producing and decorating extruded squeezable tubes with state-of-the-art decorating technologies and also supplies high-end graphics on tubes for premium brands in the personal health care and cosmetic markets. For additional information, visit [www.cclind.com](http://www.cclind.com).

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