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**Watson Land Company Acquires 266,780 Square Feet
of Industrial Space in Carson**

Carson, CA – October 30, 2008 – Watson Land Company, one of Southern California's largest industrial real estate developers, has purchased a 266,780-square-foot industrial building with 8 acres of extra land in Carson, Calif. The single-tenant property at 771 Watson Center Road is located in the 7-million-square-foot, 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 currently 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.

Investment property specialists Jay Borzi and Steve Silk of Eastdil Secured brokered the transaction with the assistance of local industrial property specialists David Prior and Todd Taugner of The Klabin Company.

