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**WATSON LAND COMPANY BREAKS GROUND ON 225,000 SQUARE FOOT
SOUTH BAY INDUSTRIAL BUILDING**

Carson, Calif. – September 6, 2011

Deal Summary:

- [Watson Land Company](#) has broken ground on a 225,000-square-foot industrial building in Carson, Calif. which has been pre-leased to international third party logistics firm OHL.
- This is OHL's third lease within Watson Corporate Center totaling more than 550,000 square feet. Most recently OHL secured a 148,000-square-foot distribution center in Q1 2011.
- The five-year lease is valued at more than \$10 million.
- The [LEED](#) certified property will be constructed on approximately 12 acres of land at 2255 E. 220th St. in Carson, Calif. within the master planned [Watson Corporate Center](#). The Center is located in the heart of the South Bay market in close proximity to major Los Angeles freeways, the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX) and Long Beach Airport (LGB). It is part of [Watson's Legacy Building™ Series](#).
- The property will feature 50 trailer storage spaces, a 135 foot and 185 foot truck turning radius with 100 percent concrete, a 32 foot ceiling clearance and abundant use of clerestory glass.
- The building is slated for completion in February 2012.
- According to Lance Ryan, vice president of marketing and leasing with Watson Land Company, the sustained increase in traffic at the Ports of Los Angeles and Long Beach has led to high demand for new Class A industrial product within the supply constrained South Bay market. The market trend continues to be a flight to quality and to larger buildings.
- Doug McDowell with Pro Venture and Lewis Latimer with L2 Companies represented OHL. Watson Land Company was represented in-house by Lance Ryan and Mike Bodlovich.

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A decorative graphic at the bottom of the page consisting of several overlapping, light gray, swirling lines and curves that create a sense of motion and depth.

Significance to Watson Land Company:

- This represents the second new ground-up development for Watson Land Company in 2011 following the groundbreaking of a 616,000 square foot industrial building within [Watson Commerce Center Redlands](#) in Q1.
- The Redlands development was the first speculative industrial building to break ground in the Inland Empire since 2009.

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.

OHL

Based in Brentwood, Tenn., OHL is one of the largest 3PLs in the world, providing integrated global supply chain management solutions including transportation, warehousing, customs brokerage, freight forwarding, and import and export consulting services. OHL operates more than 130 value-added distribution centers, offers comprehensive transportation management services, employs nearly 7,000, and has offices worldwide. OHL has expertise in direct-to-consumer fulfillment, serves a wide range of business sectors from specialty retail to manufacturing, and specializes in the apparel, electronics, printing, food and beverage, and consumer packaged goods industries. www.ohl.com

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