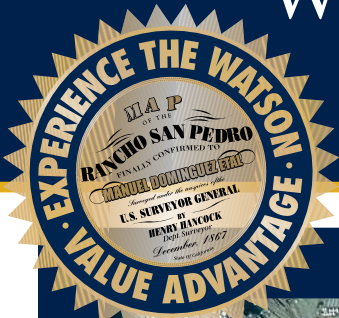
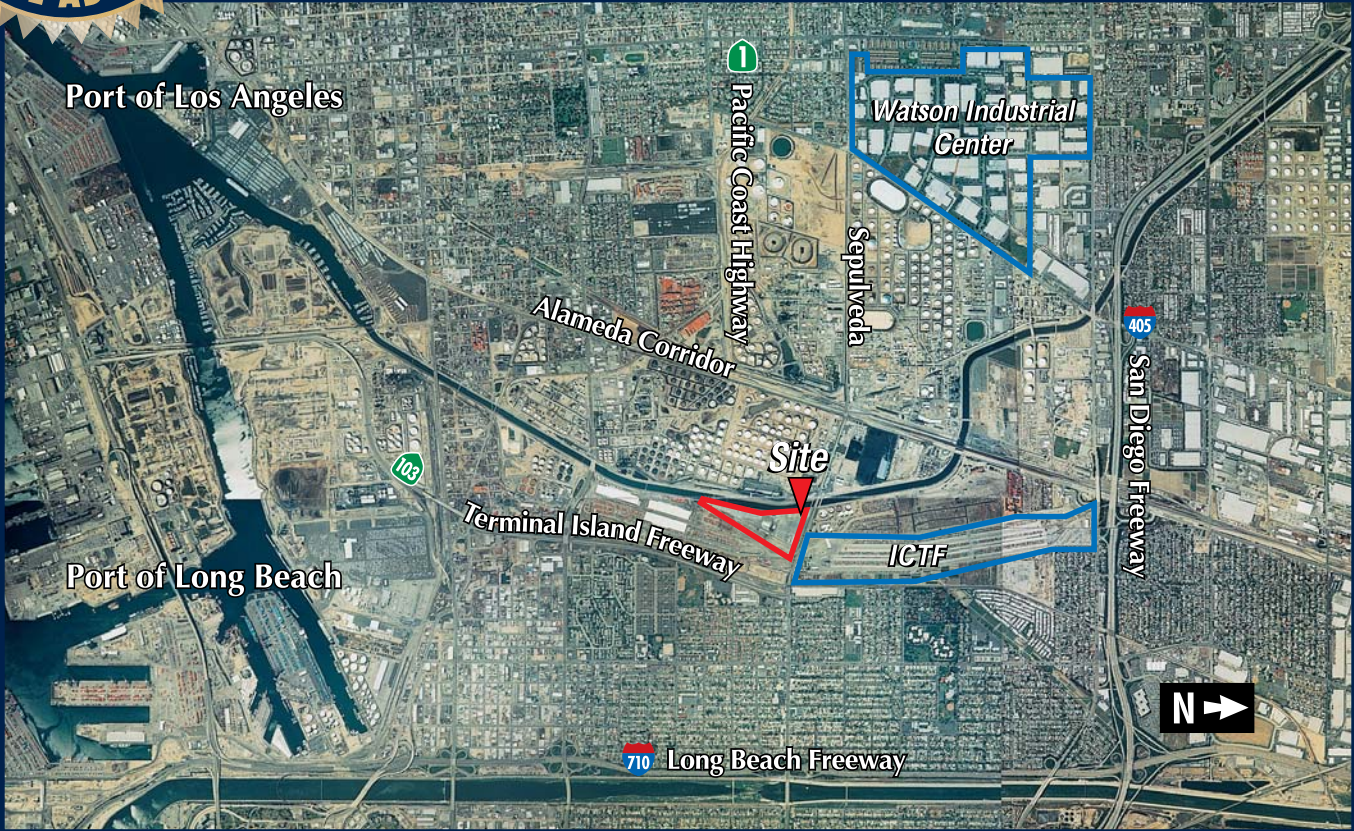


WATSON INTERMODAL STORAGE CENTER



11.1 ACRES OF LAND



2396 E. Sepulveda Boulevard, Carson, California

FEATURES:

- **Potential Uses:** Outside storage uses including containers, chassis, trucks and autos
- **Site Area:** 11.1 acres
- **Zoning:** MH – Heavy Manufacturing
- **Surface:** Asphalt
- **Perimeter Fencing:** 8' chain link with three strands of barbed wire
- **Access:** Sepulveda Boulevard frontage

LOCATION:

- Adjacent to largest Intermodal Container Transfer Facility in the United States
- Adjacent to the Terminal Island (103) Freeway
- Convenient access to San Diego (405), Harbor (110) & Long Beach (710) freeways
- Minutes from the Ports of Los Angeles and Long Beach and the Los Angeles International and Long Beach airports

For further information, please contact:

Lance P. Ryan or Mike Bodlovich

(310) 952-6401 Fax (310) 522-8788

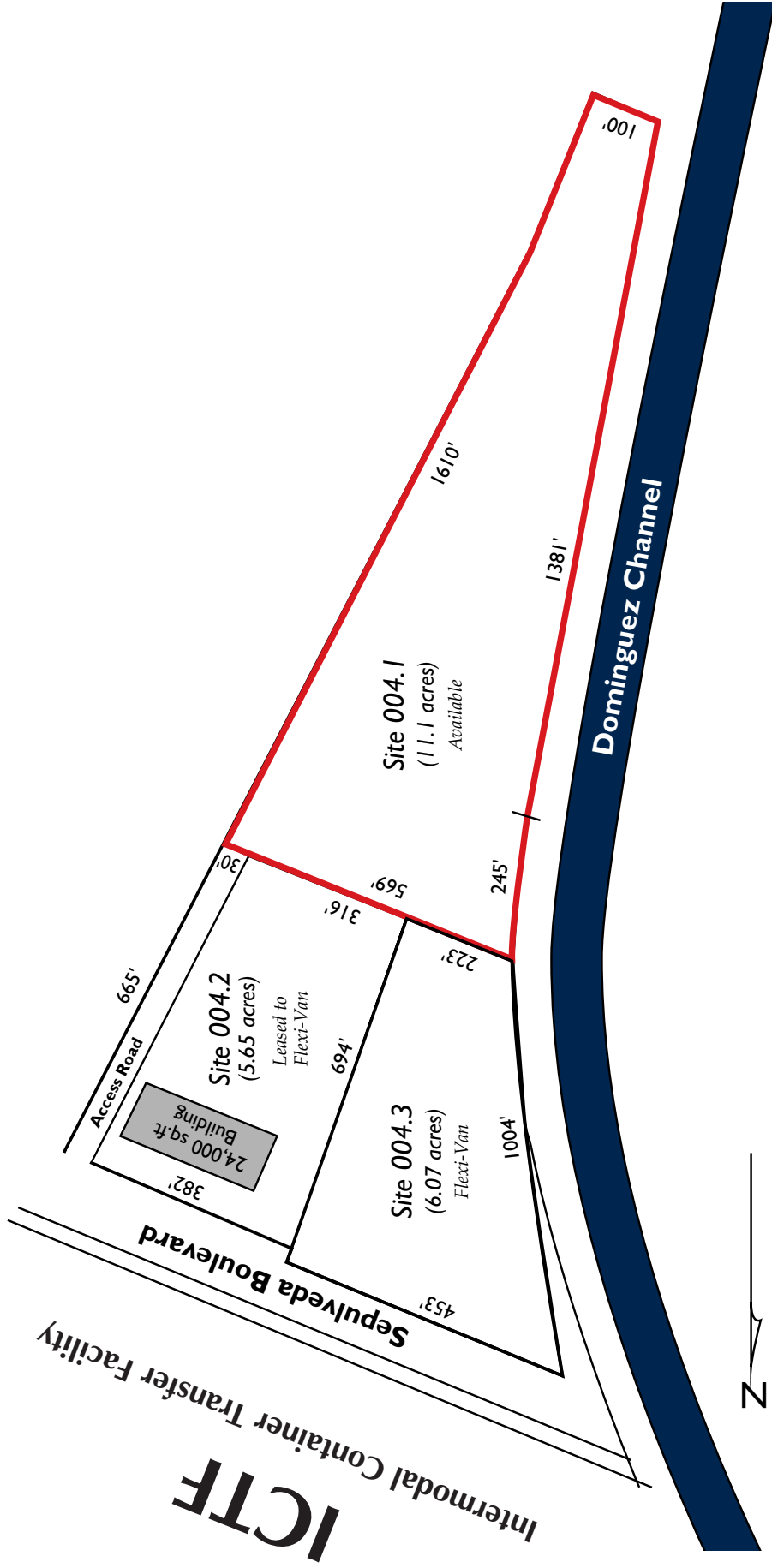
22010 Wilmington Avenue, Carson, California 90745

www.watsonlandcompany.com



WATSON LAND COMPANY

Watson Intermodal Storage Center SITE PLAN



For further information, please contact:



WATSON LAND COMPANY
22010 Wilmington Avenue, Carson, California 90745

Lance P. Ryan or Mike Bodlovich
(310) 952-6401 Fax (310) 522-8788

The information on this sheet and on any other materials with which it is presented is not an offer and is subject to change with notice. Prospective Lessees should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from the Watson Land Company.