





# WATSON INDUSTRIAL CENTER

**FOREIGN TRADE ZONE 202**

SAN DIEGO 405 FREEWAY

## THE WATSON VALUE ADVANTAGE:

Beyond quality and strategically located buildings, Watson Land Company delivers value to its customers by offering:

**Watson's Customized Service Program<sup>SM</sup>**- An industry leader in value-added customer service. By providing comprehensive move-in and occupancy solutions, we allow you to benefit from bulk buying and focus on your business.

**Experience**- We provide a complete range of integrated real estate services from our in-house senior management team which allows us to be responsive to our customers needs.

**Expansion Capabilities**- Our vast real estate holdings, totalling 105 buildings and approximately 100 acres of inventory land for speculative and build-to-suit construction, can accommodate our customers' short and long term space expansion requirements.

**Financial Stability**- Our financial strength offers our customers a history of stable and consistent ownership.

**Master Planning**- Our customers benefit from our master planned and maintained physical environment and compatible customer mix.

**Government Relationships**- Our experienced professionals, coupled with our long-term presence in the community, result in effective relationships with government agencies enabling permits and approvals to be delivered in a timely manner.

**Construction of Improvements**- Our construction management team can handle all phases of customer build-out, from planning, budgeting, and permitting through construction, move-in and customer acceptance.

## PROJECT DESCRIPTION:

City .....Carson  
 Acreage .....Over 350  
 WLC Existing Buildings .....6.67 Million square feet  
 Zoning .....M-H  
 Uses .....Manufacturing/Distribution

## CENTER OWNERSHIP:

Watson Land Company and its legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is one of the largest developers of masterplanned industrial centers in Los Angeles County and one of the largest in the nation. Watson has developed and presently owns, leases and manages 12 million square feet of industrial, office and technology buildings and business centers.

## CENTER LOCATION FEATURES:

### WATSON INDUSTRIAL CENTER

A master planned environment encompassing 6.67 million square feet of attractive and functional industrial buildings. They are all developed, owned and managed by Watson Land Company.

- Close access to the ports of Los Angeles and Long Beach which minimizes drayage costs and travel time.
- Accessible to the Los Angeles International Airport and Long Beach Airport.
- Convenient access to the San Diego (405), Harbor (110), Long Beach (710), Artesia (91) and Terminal Island (103) freeways.
- In close proximity to the largest Intermodal Container Transfer Facility in the United States.

## MUNICIPALITY:

Watson Industrial Center is located in the City of Carson. **The City of Carson is a pro-business municipality**, has low business license fees and imposes:

- No utility user tax
- No parking tax
- No gross receipt tax
- No city tax

## UTILITY & CITY SERVICES:

### ELECTRIC

Southern California Edison Company .....(800) 990-7788

### GAS

Southern California Gas Company .....(800) 427-2000

### WATER

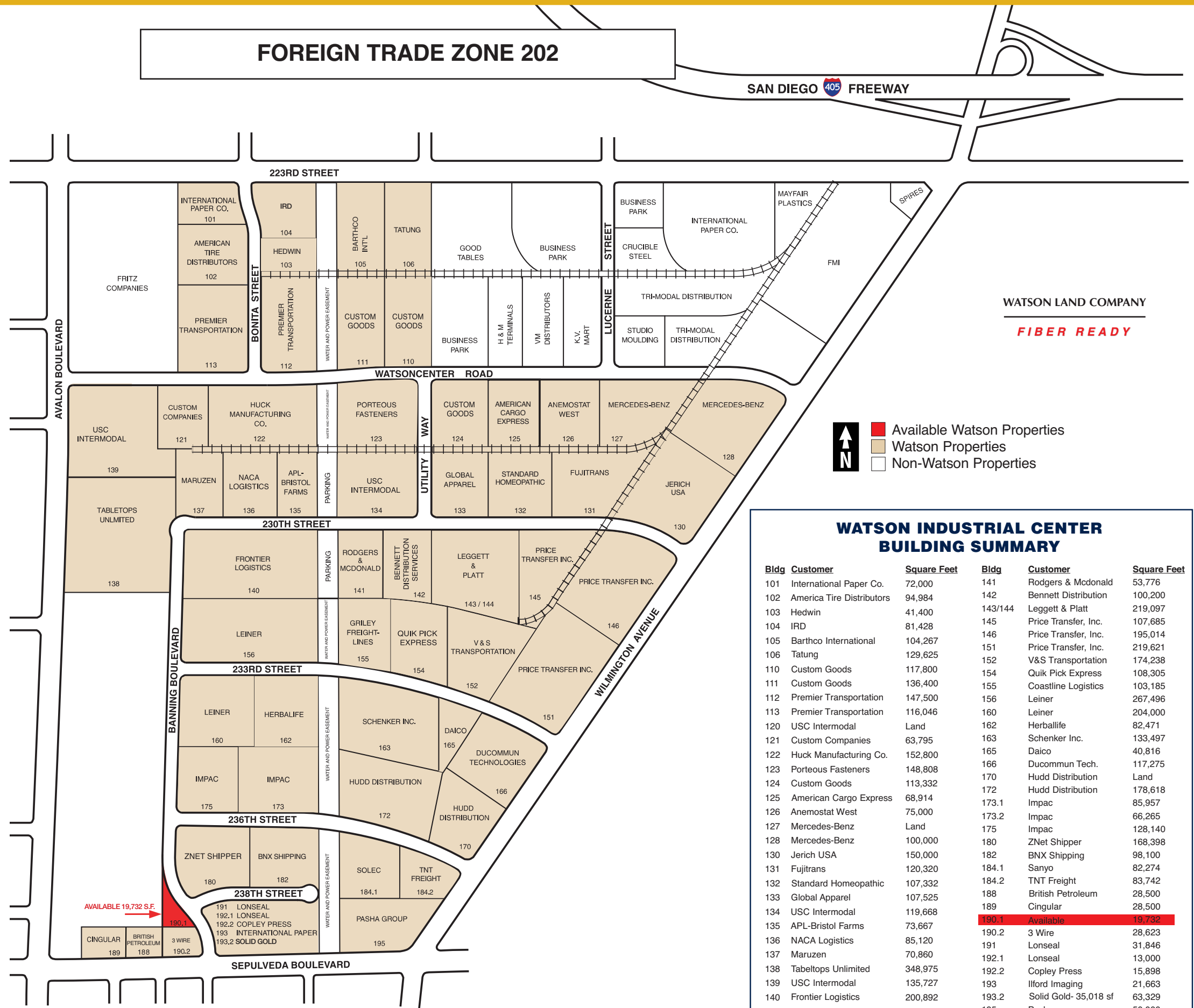
Dominguez Water Company .....(310) 830-8637

### TELEPHONE

Pacific Telephone Company .....(800) 499-2355

### CITY SERVICES

Carson City Hall .....(310) 830-7600



Available Watson Properties  
 Watson Properties  
 Non-Watson Properties

## WATSON INDUSTRIAL CENTER BUILDING SUMMARY

Bldg	Customer	Square Feet	Bldg	Customer	Square Feet
101	International Paper Co.	72,000	141	Rodgers & Mcdonald	53,776
102	America Tire Distributors	94,984	142	Bennett Distribution	100,200
103	Hedwin	41,400	143/144	Leggett & Platt	219,097
104	IRD	81,428	145	Price Transfer, Inc.	107,685
105	Barthco International	104,267	146	Price Transfer, Inc.	195,014
106	Tatung	129,625	151	Price Transfer, Inc.	219,621
110	Custom Goods	117,800	152	V&S Transportation	174,238
111	Custom Goods	136,400	154	Quik Pick Express	108,305
112	Premier Transportation	147,500	155	Coastline Logistics	103,185
113	Premier Transportation	116,046	156	Leiner	267,496
120	USC Intermodal	Land	160	Leiner	204,000
121	Custom Companies	63,795	162	Herballife	82,471
122	Huck Manufacturing Co.	152,800	163	Schenker Inc.	133,497
123	Porteous Fasteners	148,808	165	Daico	40,816
124	Custom Goods	113,332	166	Ducommun Tech.	117,275
125	American Cargo Express	68,914	170	Hudd Distribution	Land
126	Anemostat West	75,000	172	Hudd Distribution	178,618
127	Mercedes-Benz	Land	173.1	Impac	85,957
128	Mercedes-Benz	100,000	173.2	Impac	66,265
130	Jerich USA	150,000	175	Impac	128,140
131	Fujitrans	120,320	180	ZNet Shipper	168,398
132	Standard Homeopathic	107,332	182	BNX Shipping	98,100
133	Global Apparel	107,525	184.1	Sanyo	82,274
134	USC Intermodal	119,668	184.2	TNT Freight	83,742
135	APL-Bristol Farms	73,667	188	British Petroleum	28,500
136	NACA Logistics	85,120	189	Cingular	28,500
137	Maruzen	70,860	190.1	Available	19,732
138	Tabletops Unlimited	348,975	190.2	3 Wire	28,623
139	USC Intermodal	135,727	191	Lonseal	31,846
140	Frontier Logistics	200,892	192.1	Lonseal	13,000
			192.2	Copley Press	15,898
			193	Ilford Imaging	21,663
			193.2	Solid Gold- 35,018 sf	63,329
			195	Pasha	50,000