



| Location | Building Size | Office Size | Lease Rate | Net Charges | Clear Ht | Loading | | Available | Comments | Contact |
|--|---------------|-------------|---------------------------|-----------------------------|------------------------|---------|---------------------|-----------------------|--|--|
| | | | | | Foreign Trade Zone 202 | | Overweight Corridor | | | |
| Bldg # 141 Watson Industrial Center, Carson | | | | | | DH | GL | LEASED | Special Thanks to Jeff Cannon and Al Petrillo NEWMARK | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 1020 E. 230th Street, Carson, CA 90745 | 53,776 SF | 9,360 SF | \$1.55 | \$.25 | 22' | 8 | 1 | | | |
| Bldg # 104 | | | | | | | | Now | Overweight Corridor Prime Corner Identity 124' Truck Turn Radius | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 22310 S. Bonita Street, Carson | 81,428 SF | 3,720 SF | \$1.55 | \$.22 | 22' | 14 | 3 | | | |
| Bldg # 162 Watson Industrial Center, Carson | | | | | | | | Now | Overweight Corridor 118' Truck Turn Radius | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 930 E. 233rd Street, Carson CA 90745 | 82,471 SF | 5,376 SF | \$1.55 | \$.20 | 23' | 11 | 1 | | | |
| Bldg # 112 Watson Industrial Center, Carson | | | | | | | | Now | Rare Overweight Corridor Building 4,954 SF Finished Mezzanine LEED® Legacy Building 185' Concrete Truck Yard | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 935 E. Watson Center Road, Carson | 165,440 SF | 9,962 SF | \$1.99 | \$.275 | 36' | 47 | 1 | | | |
| Bldg # 114 Watson Industrial Center, Carson | | | | | | | | Now | Rare Overweight Corridor Building Extra 8.4 Acres For Up To 320 Trailer Storage Spots Cross-Dock Loading | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 771 Watson Center Road, Carson, CA 90745 | 258,678 SF | 5,500 SF | \$1.70 Bldg \$.70 Land | \$.276 Bldg \$.109 Land | 25' | 56 | 3 | | | |
| Bldg # 721.2 Dominguez Technology Center, Carson | | | | | | | | August 1, 2024 | Legacy Building Part of Larger Building 135' Truck Turn Radius ESFR | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 18655 S. Bishop Avenue, Carson, CA 90746 | 56,733 SF | 2,986 SF | \$1.85 | \$.35 | 32' | 14 | 1 | | | |
| Bldg # 716 Dominguez Technology Center, Carson | | | | | | | | LEASED | Special Thanks to Andrew Lara DAUM | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 18120 Bishop Avenue, Carson, CA | 290,034 SF | 5,694 SF | \$1.85 | \$.255 | 32' | 65 | 1 | | | |

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|---|---------------|-------------|------------|-------------|----------|---------|---|------------|---|--|
| Bldg # 225 Watson Corporate Center, Carson | | | | | | | | Now | 4,919 SF Mezzanine 128' Concrete Truck Yard Existing Corporate Office ESFR | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 21906 Arnold Center Road, Carson | 112,198 SF | 7,004 SF | \$1.80 | \$.25 | 30' | 24 | 1 | | | |
| Bldg # 201 Watson Corporate Center, Carson | | | | | | | | Now | 162' Truck Turn Radius 65 Trailer Storage Spots ESFR | Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414 |
| 2000 E. Carson Street, Carson, CA | 293,800 SF | 6,265 SF | \$1.49 | \$.16 | 25'-28' | 54 | 4 | | | |

WATSON
AVAILABLE PROPERTY
MAPS
July 2024

Located in Foreign Trade Zone 202

The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations on all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company. This statement is based upon current information, subject to availability and revisions at any time.