



| Location | Building Size | Office Size | Lease Rate | Net Charges | Clear Ht | Loading | Available | Comments | Contact |
|----------|---------------|-------------|------------|-------------|----------|---------|-----------|----------|---------|
|----------|---------------|-------------|------------|-------------|----------|---------|-----------|----------|---------|

Foreign Trade Zone 202

Overweight Corridor

| Location                                                   | Building Size | Office Size | Lease Rate | Net Charges | Clear Ht | Loading | Available             | Comments                                                                  | Contact                                                      |
|------------------------------------------------------------|---------------|-------------|------------|-------------|----------|---------|-----------------------|---------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Bldg # 726.4</b><br>Dominguez Technology Center, Carson |               |             |            |             |          | DH GL   | <b>June 1, 2026</b>   | Concrete Truck Yard ESFR                                                  | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 1490 Beachey Place, Carson                                 | 38,357 SF     | 4,773 SF    | \$1.67     | \$.343      | 32'      | 16 1    |                       |                                                                           |                                                              |
| <b>Bldg # 651</b><br>Dominguez Technology Center, Carson   |               |             |            |             |          |         | <b>Now</b>            | Concrete Truck Yard ESFR                                                  | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 18831 Ferris Place, Carson                                 | 50,296 SF     | 3,784 SF    | \$1.65     | \$.2305     | 30'      | 11 1    |                       |                                                                           |                                                              |
| <b>Bldg # 658.2</b><br>Dominguez Technology Center, Carson |               |             |            |             |          |         | <b>July 1, 2026</b>   | Concrete Truck Yard ESFR                                                  | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 18560 S. Wilmington Avenue, Carson                         | 72,063 SF     | 4,063 SF    | \$1.65     | \$.242      | 30'      | 11 1    |                       |                                                                           |                                                              |
| <b>Bldg # 641</b><br>Dominguez Technology Center, Carson   |               |             |            |             |          |         | <b>August 1, 2026</b> | Concrete Truck Yard ESFR                                                  | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 19520 S. Wilmington Avenue, Carson                         | 60,690 SF     | 2,750 SF    | \$1.65     | \$.22       | 30'      | 15 1    |                       |                                                                           |                                                              |
| <b>Bldg # 726.2</b><br>Dominguez Technology Center, Carson |               |             |            |             |          |         | <b>July 1, 2026</b>   | Concrete Truck Yard ESFR                                                  | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 1470 Beachey Place, Carson                                 | 65,208 SF     | 5,445 SF    | \$1.75     | \$.336      | 32'      | 20 1    |                       |                                                                           |                                                              |
| <b>Bldg # 192.1</b><br>Watson Industrial Center, Carson    |               |             |            |             |          |         | <b>Now</b>            | Overweight Corridor<br>Concrete Truck Apron<br>Adjacent to Building 191   | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 23848 Banning Boulevard, Carson                            | 13,000 SF     | 1,263 SF    | \$1.35     | \$.224      | 18' 5"   | 1 1     |                       |                                                                           |                                                              |
| <b>Bldg # 191</b><br>Watson Industrial Center, Carson      |               |             |            |             |          |         | <b>June 1, 2026</b>   | Overweight Corridor<br>Concrete Truck Apron<br>Adjacent to Building 192.1 | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 928 E. 238th Street, Carson                                | 31,846 SF     | 1,280 SF    | \$1.35     | \$.22       | 18'      | 2 2     |                       |                                                                           |                                                              |

| Location                                                           | Building Size | Office Size | Lease Rate | Net Charges | Clear Ht         | Loading |   | Available  | Comments                                                       | Contact                                                      |
|--------------------------------------------------------------------|---------------|-------------|------------|-------------|------------------|---------|---|------------|----------------------------------------------------------------|--------------------------------------------------------------|
| <b>Bldg # 101<br/>Watson<br/>Industrial<br/>Center,<br/>Carson</b> |               |             |            |             |                  |         |   | <b>Now</b> | Overweight Corridor<br>Concrete Truck Apron<br>Corner Location | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 22301 S. Bonita Street,<br>Carson                                  | 72,000 SF     | 2,484 SF    | \$1.35     | \$.206      | 19' 4"<br>21' 9" | 4       | 7 |            |                                                                |                                                              |
| <b>Bldg # 155<br/>Watson<br/>Industrial<br/>Center,<br/>Carson</b> |               |             |            |             |                  |         |   | <b>Now</b> | Overweight Corridor<br>Excess Yard Area                        | Lance Ryan<br>310.952.6424<br>Mike Bodlovich<br>310.952.6414 |
| 989 E. 233rd Street,<br>Carson                                     | 103,185<br>SF | 4,811 SF    | \$1.49     | \$.23       | 24' 5"           | 19      | 3 |            |                                                                |                                                              |

**WATSON**  
**AVAILABLE PROPERTY**  
**MAPS**  
May 2026

**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.