



Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading	Available	Comments	Contact
					<i>Foreign Trade Zone 202</i>		<b>Overweight Corridor</b>		
<b>Bldg # 651 Dominguez Technology Center, Carson</b>						<b>DH GL</b>			
18831 Ferris Place, Carson	50,296 SF	3,784 SF	\$1.65	\$.2305	30'	11 1	<b>April 1, 2026</b>	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 658.2 Dominguez Technology Center, Carson</b>									
18560 S. Wilmington Avenue, Carson	72,063 SF	4,063 SF	\$1.65	\$.242	30'	11 1	<b>July 1, 2026</b>	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 641 Dominguez Technology Center, Carson</b>									
19520 S. Wilmington Avenue, Carson	60,690 SF	2,750 SF	\$1.65	\$.22	30'	15 1	<b>August 1, 2026</b>	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 726.2 Dominguez Technology Center, Carson</b>									
1470 Beachey Place, Carson	65,208 SF	5,445 SF	\$1.75	\$.336	32'	20 1	<b>July 1, 2026</b>	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 192.1 Watson Industrial Center, Carson</b>									
23848 Banning Boulevard, Carson	13,000 SF	1,263 SF	\$1.35	\$.23	18' 5"	1 1	<b>Now</b>	Overweight Corridor Concrete Truck Apron Adjacent to Building 191	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 191 Watson Industrial Center, Carson</b>									
928 E. 238th Street, Carson	31,846 SF	1,280 SF	\$1.35	\$.22	18'	2 2	<b>April 1, 2026</b>	Overweight Corridor Concrete Truck Apron Adjacent to Building 192.1	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 101 Watson Industrial Center, Carson</b>									
22301 S. Bonita Street, Carson	72,000 SF	2,484 SF	\$1.39	\$.206	19' 4" 21' 9"	4 1	<b>Now</b>	Overweight Corridor Concrete Truck Apron Corner Location	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414

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<b>Bldg # 140</b> <b>Watson Industrial Center,</b> <b>Carson</b> 800 E. 230th Street, Carson	200,892 SF	13,000 SF	\$1.55	\$.17	29'	34	2	<b>LEASED</b>	Special Thanks to Greg Dyer CBRE	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 184.1</b> <b>Watson Industrial Center,</b> <b>Carson</b> 970 E. 236th Street, Carson, CA 90745	82,274 SF	5,753 SF	\$1.55	\$.22	26'	14	1	<b>LEASED</b>	Special Thanks to Eric Daschbach and Sam Higgins KBC	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
<b>Bldg # 155</b> <b>Watson Industrial Center,</b> <b>Carson</b> 989 E. 233rd Street, Carson	103,185 SF	4,811 SF	\$1.55	\$.23	24' 5"	19	3	<b>Now</b>	Overweight Corridor Excess Yard Area	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414

**WATSON**  
**AVAILABLE PROPERTY**  
**MAPS**  
March 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.