



Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading	Available	Comments	Contact
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Foreign Trade Zone 202
**Overweight
Corridor**
**Bldg # 184.1
Watson
Industrial
Center,
Carson**

 970 E. 236th Street,
Carson, CA 90745

82,274 SF

5,753 SF

\$1.55

\$.22

26'

14

1

January 1, 2026

 Overweight Corridor
Concrete Truck Apron
Corner Location

 Lance Ryan
310.952.6424
Mike Bodlovich
310.952.6414

**Bldg # 155
Watson
Industrial
Center,
Carson**

 989 E. 233rd Street,
Carson

 103,185
SF

4,811 SF

\$1.55

\$.23

24' 5"

19

3

**December 16,
2025**

 Overweight Corridor
Excess Yard Area

 Lance Ryan
310.952.6424
Mike Bodlovich
310.952.6414

**Bldg # 156
Watson
Industrial
Center,
Carson**

 901 E. 233rd Street,
Carson

 221,050
SF

5,105 SF

\$1.80

\$.22

36'

51

1

Leased

 Special Thanks to Barry Hill
NEWMARK

 Lance Ryan
310.952.6424
Mike Bodlovich
310.952.6414

**Bldg # 172
Watson
Industrial
Center,
Carson**

 1015 E. 236th Street,
Carson

 183,381
SF

 6,870 SF
1st floor

 \$1.55 Bldg
\$.50 Land

 \$.25 Bldg
\$.07 Land

30'

42

1

Leased

 Special Thanks to Brian
McLoughlin, David Fults,
and Ryan Huguenard VOIT

 Lance Ryan
310.952.6424
Mike Bodlovich
310.952.6414

**Bldg # 226
Watson
Corporate
Center,
Carson**

 21750 Arnold Center
Road, Carson

 194,646
SF

 7,456 SF
(1st floor)

\$1.67

\$.24

30'

31

1

**September 15,
2025**

 5,308 SF Mezzanine c125'
Concrete Truck Yard
Existing Corporate Office
ESFR

 Lance Ryan
310.952.6424
Mike Bodlovich
310.952.6414

WATSON
AVAILABLE PROPERTY
MAPS
October 2025

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.