



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 # 727
Dominguez
Technology
Center,
Carson

 18780 Central Avenue,
 Carson CA

71,542 SF

4,300 SF

TBD

\$.326

32'

21

1

DH GL

Leased

 Special Thanks to Carlos
 Leyva and Patrick Bogan
 LEE & ASSOCIATES

 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

August 1, 2025

 LEED Legacy Building
 185' Concrete Truck Yard
 ESFR
 Foreign Trade Zone 202

 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

Now

 Overweight Corridor
 4,763 SF mezzanine
 Extra 4.27 Acres
 Cross-Dock Loading
 115 Trailer Storage Spots

 Lance Ryan
 310.952.6424
 Mike Bodlovich
 310.952.6414

Bldg # 114
Watson
Industrial
Center,
Carson

 771 Watson Center Road,
 Carson, CA 90745

 258,678
 SF

5,500 SF

 \$1.55
 Bldg \$.50
 Land

 \$.2874
 Bldg
 \$.112
 Land

25'

56

3

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

Bldg # 225
Watson
Corporate
Center,
Carson

 21906 Arnold Center
 Road, Carson

 112,198
 SF

7,004 SF

\$1.67

\$.25

30'

24

1

Now

 4,819 SF Mezzanine
 128' Concrete Truck Yard
 Existing Corporate Office
 ESFR

 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

August 15, 2025

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

 Lance Ryan
 310.952.6424
 Mike Bodlovich
 310.952.6414

Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading		Available	Comments	Contact
<div>Bldg # 225-226 Watson Corporate Center, Carson</div> <div>21750 / 21906 Arnold Center Road, Carson</div>										
	306,844 SF	14,460 SF 1st floor 10,127 SF mezz. (two main offices)	\$1.67	\$.24 - \$.25	30'	55	2	Now	Two Bldg Compound 128'- 175' Concrete Truck Yards Existing Corporate Offices ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414

WATSON
AVAILABLE PROPERTY
MAPS
June 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.