



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

Foreign Trade Zone 202 **Overweight Corridor**

<b>Bldg # 104</b> Watson Industrial Center, Carson						DH GL	<b>Now</b>	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			

<b>Bldg # 162</b> Watson Industrial Center, Carson							<b>Now</b>	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			

<b>Bldg # 112</b> Watson Industrial Center, Carson							<b>Now</b>	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			

<b>Bldg # 113</b> Watson Industrial Center, Carson							<b>Now</b>	Overweight Corridor Short Term OK 174' to 208' Truck Turn Radius	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
851 E. Watson Center Rd., Carson	116,046 SF	7,134 SF	\$1.00	\$.12	17'11" to 20'8"	2 7			

<b>Bldg # 114</b> Watson Industrial Center, Carson							<b>Now</b>	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			

<b>Bldg # 225</b> Watson Corporate Center, Carson							<b>Now</b>	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			

<b>Bldg # 201</b> Watson Corporate Center, Carson							<b>Now</b>	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 Lance Ryan 310.952.6414	293,800 SF	6,265 SF	\$1.49	\$.16	25'-28'	54 4			

**WATSON  
AVAILABLE PROPERTY  
MAPS  
October 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.