



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

 989 E. 233rd Street,  
 Carson

 103,185  
 SF

4,811 SF

\$1.55

\$.23

24' 5"

19

3

DH

GL

**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

**August 1, 2025**

 Overweight Corridor  
 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 # 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

**WATSON**  
**AVAILABLE PROPERTY**  
**MAPS**  
August 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.