



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 # 141**  
**Watson**  
**Industrial**  
**Center,**  
**Carson**

 1020 E. 230th Street,  
 Carson, CA 90745

53,776 SF

 11,909  
SF

\$1.55

\$.25

22'

8

1

DH

GL

Now

 Overweight Corridor  
 Heavy Power

 Lance Ryan  
 310.952.6424  
 Mike Bodlovich  
 310.952.6414

**Bldg # 162**  
**Watson**  
**Industrial**  
**Center,**  
**Carson**

 930 E. 233rd Street,  
 Carson CA 90745

82,471 SF

5,376 SF

\$1.55

\$.20

23'

11

1

Now

 Overweight Corridor  
 118' Truck Turn Radius

 Lance Ryan  
 310.952.6424  
 Mike Bodlovich  
 310.952.6414

**Bldg # 112**  
**Watson**  
**Industrial**  
**Center,**  
**Carson**

 935 E. Watson Center  
 Road, Carson

 165,440  
SF

9,962 SF

TBD

\$.275

36'

47

1

April 1, 2024

 Rare Overweight Corridor  
 Building  
 4,954 SF Finished  
 Mezzanine  
 LEED® Legacy Building  
 185' Concrete Truck Yard  
 Under Construction

 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

 \$1.70  
Bldg \$.70  
Land

 \$.276  
Bldg \$.109  
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 # 715**  
**Dominguez**  
**Technology**  
**Center,**  
**Carson**

 18055 Harmon Ave.,  
 Carson, CA 90746

 258,414  
SF

 5,421 SF  
(1st floor)

\$1.85

\$.266

32'

56

1

June 1, 2024

 Can be Combined with 716  
 for 543,388 SF Compound  
 4,994 SF Mezzanine  
 185' Truck Turn Radius  
 ESFR

 Lance Ryan  
 310.952.6424  
 Mike Bodlovich  
 310.952.6414

**Bldg # 716**  
**Dominguez**  
**Technology**  
**Center,**  
**Carson**

 18120 Bishop Avenue,  
 Carson, CA

 290,034  
SF

5,694 SF

\$1.85

\$.255

32'

65

1

Now

 Can be Combined with 715  
 for 543,388 SF Compound  
 5,149 SF Mezzanine  
 185' Truck Turn Radius  
 Dock Equipment At All Dock  
 High Doors  
 ESFR

 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

\$1.80

\$.25

30'

24

1

May 1, 2024

 4,919 SF Mezzanine  
 Existing Corporate Office  
 128' Concrete Truck Yard  
 ESFR

 Lance Ryan  
 310.952.6424  
 Mike Bodlovich  
 310.952.6414

Lance Ryan 310.952.6424 lryan@watsonlandcompany.com

Mike Bodlovich 310.952.6414 mbodlovich@watsonlandcompany.com

Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading		Available	Comments	Contact
<div>Bldg # 201 Watson Corporate Center, Carson</div> <div>2000 E. Carson Street, Carson, CA</div>	<div></div> <div>293,800 SF</div>	<div></div> <div>6,265 SF</div>	<div></div> <div>\$1.49</div>	<div></div> <div>\$.16</div>	<div></div> <div>25'-28'</div>	<div></div> <div>54</div>	<div></div> <div>4</div>	<div>Now</div>	<div>162' Truck Turn Radius 65 Trailer Storage Spots ESFR</div>	<div>Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414</div>

**WATSON**  
**AVAILABLE PROPERTY**  
**MAPS**  
March 2024

**Located in Foreign Trade Zone 202**

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