



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 # 726.4 Dominguez Technology Center, Carson						DH GL	June 1, 2026	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
1490 Beachey Place, Carson	38,357 SF	4,773 SF	\$1.67	\$.343	32'	16 1			

Bldg # 651 Dominguez Technology Center, Carson							LEASED	Special Thanks to Harvey Beesen, Luke Staubitz and Andrew Dilfer KIDDER MATTHEWS	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
18831 Ferris Place, Carson	50,296 SF	3,784 SF	\$1.65	\$.2305	30'	11 1			

Bldg # 658.2 Dominguez Technology Center, Carson							LEASED	Special Thanks to Brett Frucht and Craig Poropat LEE & ASSOCIATES	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
18560 S. Wilmington Avenue, Carson	72,063 SF	4 ,063 SF	\$1.65	\$.242	30'	11 1			

Bldg # 641 Dominguez Technology Center, Carson							August 1, 2026	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
19520 S. Wilmington Avenue, Carson	60,690 SF	2,750 SF	\$1.65	\$.22	30'	15 1			

Bldg # 726.2 Dominguez Technology Center, Carson							July 1, 2026	Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
1470 Beachey Place, Carson	65,208 SF	5,445 SF	\$1.75	\$.336	32'	20 1			

Bldg # 192.1 Watson Industrial Center, Carson							Now	Overweight Corridor Concrete Truck Apron Adjacent to Building 191	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
23848 Banning Boulevard, Carson	13,000 SF	1,263 SF	\$1.35	\$.224	18' 5"	1 1			

Bldg # 191 Watson Industrial Center, Carson							Now	Overweight Corridor Concrete Truck Apron Adjacent to Building 192.1	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
928 E. 238th Street, Carson	31,846 SF	1,280 SF	\$1.35	\$.22	18'	2 2			

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Bldg # 184.2 Watson Industrial Center, Carson 23601 S. Wilmington Avenue, Carson	83,742 SF	12,234 SF	\$1.45	\$.23	26'	15	1	September 1, 2026	Overweight Corridor Concrete Truck Apron Easy access to 405 Fwy	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
Bldg # 101 Watson Industrial Center, Carson 22301 S. Bonita Street, Carson	72,000 SF	2,484 SF	\$1.35	\$.206	19' 4" 21' 9"	4	7	Now	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	\$1.49	\$.23	24' 5"	19	3	LEASED	Special Thanks to Harvey Beesen and Luke Staubitz KIDDER MATTHEWS and Zac Sakowski JLL	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
Bldg # 202 Watson Corporate Center, Carson 2220 E. Carson Street, Carson	302,400 SF	3,478 SF	\$1.45	\$.173	22'-27'	51	-2	July 1, 2026	Concrete Truck Aprons ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414

WATSON
AVAILABLE PROPERTY
MAPS
June 2026

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.