



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

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

June 1, 2025

 Legacy BuildingSM  
 136' Concrete Truck Yard  
 ESFR

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

 935 E. Watson Center  
 Road, Carson

 165,440  
SF

9,962 SF

\$1.85

\$.275

36'

47

1

Leased

 Special Thanks to Harvey  
 Beesen, Luke Staubitz and  
 Andrew Dilfer KIDDER  
 MATTHEWS

 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

March 1, 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	March 1, 2025	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**  
May 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.