

DEVELOPING 5.1 MILLION SQUARE FEET

UNRIVALED
IN THE INLAND EMPIRE

263 ACRES

11 BUILDINGS

WATSON
INDUSTRIAL PARK CHINO



Gain access to over 36 million people and many major markets, all within one day's drive.



Lowest Average Labor Costs Per Employee

\$35,318



Labor Pool Profile With a College Degree Within a 30 Minute Radius

313,523



Largest Population Within 350 Mile Radius

36,926,886

**WCL Consulting, July 2014*

WATSON
INDUSTRIAL PARK CHINO



Strategically Located

Expedite Distribution

Chino's location gives you premier access to major routes of commerce and the global market. Located near the western border of the Inland Empire, you can quickly reach a number of major highways. The city is closer to both the Port of Los Angeles and the Port of Long Beach than Ontario. By strategically positioning your headquarters at Watson Industrial Park Chino, you can get your goods from your distribution center to the market with ease and efficiency.



Close Proximity to LA and Long Beach Ports



Lowest Shipping Costs



*WCL Consulting, February 2016

With some of the lowest shipping costs in the area, measurably lower annual warehouse operating costs, and a large labor pool to draw on, Chino is one of the most well located distribution hubs in the United States.

36' Clear

Built-In Vertical Expansion

Imagine how much your business could grow if you could rack 4,000 more pallets or ship 200 more truckloads of product. Now imagine that growth occurring without the price tag of additional square footage. That's what 36' clear is all about: Built-in vertical expansion capacity provides on demand expansion without requiring additional square footage. On demand expansion allows you to stay in the same facility even as you increase your throughput to keep up with global retail demands.

Rack Over 4,000 More Pallets



Ship Over 200 More Truck Loads



Learn more at: www.36ftclear.com



11-Building Master Plan

Now Developing 5.1 Million Square Feet

Strategically located in one of Southern California's premier distribution hubs, Watson Industrial Park Chino is unrivaled in the Inland Empire. With 5.1 million square feet in development across four phases, we have the building to fit your business's manufacturing, warehousing, and distribution needs.

Our Masterplanned Centers

With a legacy extending back over 200 years, Watson Land Company has developed and manages eight masterplanned industrial business centers strategically located throughout Los Angeles County and the Inland Empire. With a focus on functionality, flexibility, and sustainability, our distribution centers are suitable for a wide array of uses across multiple industries.

- Watson Corporate Center (Carson)
- Watson Industrial Center (Carson)
- Dominguez Technology Center (Carson)
- Watson Commerce Center Chino
- Watson Industrial Park Chino
- Watson Commerce Center Fontana
- Watson Commerce Center Redlands
- Watson Logistics Center Apple Valley

Our team can handle all phases of customer build-out, from planning, budgeting, and permitting through construction, move-in, and expansion. We have the industrial space to accommodate both your current requirements and your long-term growth goals. Because we manage our properties in-house, our team is constantly on call to meet your daily operational and maintenance needs.



Quality

You Can Depend On

As good stewards of the land, Watson takes pride in the ownership, development, and management of our industrial properties. When you lease one of our flexible distribution centers, you receive the full support of the Watson team, from daily operational maintenance to expansion needs.



LEED Certification

Sustainability in Development and Daily Operations

At Watson Industrial Park Chino, our customers have the opportunity to significantly reduce their environmental impact and operational costs through sustainable design features.

To date, Watson has developed 6.8 million square feet of LEED Certified buildings:

- 1.6 million gallons of water saved
- 15.2 million kilowatts of energy saved
- \$2.1 million in energy cost savings
- 108 metric tons of construction waste diverted from landfills

By implementing measurable green building design, construction, operations, and maintenance solutions, Watson is leading the way to a sustainable future for the industrial real estate industry.







WATSON
INDUSTRIAL PARK CHINO



Watson Land Company

Good Stewards of the Land

With a century of success and a commitment to be good stewards of the land, Watson Land Company has developed and manages a portfolio of over 19 million square feet of industrial real estate. We have an array of flexible distribution centers, warehouses, and operational headquarters strategically positioned throughout Southern California, from the South Bay to the Inland Empire.



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