



# Foreign Trade Zone 202

# WATSON INDUSTRIAL CENTER

## FOREIGN TRADE ZONE 202 COST SAVINGS

### Duty Deferral

Duty payments may be deferred

### Reduced Duty Rates

Ability to take advantage of reduced duty rates on imported goods during the time they are warehoused within the FTZ

### Inverted Tariff

Minor assembly of merchandise is permissible, allowing importer to pay the duty rate applicable to either the components, parts or finished product

### Merchandise Processing Fees

Possible savings for Merchandise Processing Fees (MPF)

## FOREIGN TRADE ZONE 202 OPERATIONAL BENEFITS

### Access to Product for Display

Access to merchandise for display or exhibition purposes without customs intervention or supervision

### Drawback Duties

Approved drawback duties are payable at the time of receipt into an FTZ

### U.S. Quotas

Merchandise subject to import quotas may be held at an FTZ

### Increased Flexibility

Goods may be stored in an FTZ for unlimited periods; there are no limitations as experienced when using an approved U.S. Customs Bond or General Order (G.O.) Warehouse



## CARSON UTILITY AND CITY SERVICES

- 800.990.7788 **ELECTRIC** Southern California Edison
- 800.427.2000 **GAS** Southern California Gas Company
- 310.257.1400 **WATER** California Water Service Company
- 800.891.1800 **TELEPHONE** AT&T
- 310.830.7600 **CITY SERVICES** City of Carson
- 310.534.4862 **LA COUNTY SERVICES** Public Works

For further information please contact:

**Lance P. Ryan**  
lryan@watsonlandcompany.com

**Michael P. Bodlovich**  
mbodlovich@watsonlandcompany.com

Phone 310.952.6417 Fax 310.522.8788



22010 Wilmington Avenue, Carson, CA 90745 [watsonlandcompany.com](http://watsonlandcompany.com)

**57** Watson buildings strategically located near major ports, freeways, railways, and the largest intermodal transfer facility in the U.S.

**350 Acre Master Planned Center** for modern business, industry, and logistics



Building Quality for Over 200 Years



# WATSON

INDUSTRIAL CENTER



Encompassing nearly 6.7 million square feet of Master Planned industrial space, Watson Industrial Center offers pro-business options and the entire center is professionally owned, maintained and managed by Watson Land Company.



## 350 Acre Master Planned Center for modern business, industry, and logistics



### WATSON INDUSTRIAL CENTER

A master planned environment in the City of Carson encompassing 6.67 million square feet of attractive and functional industrial buildings. They are all developed owned and managed by Watson Land Company. The City of Carson is a pro-business municipality and has low business license fees and imposes:

- No parking tax
- No gross receipt tax
- No city tax

#### Center Ownership

Watson Land Company and its legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is one of the largest developers of master planned industrial centers in Los Angeles County and among the largest in the nation. Watson has developed and presently owns, leases and manages approximately 24.5 million square feet of industrial, office and technology buildings and business centers.

#### Our Master Planned Centers

Including the Watson Industrial Center, Watson Land Company has seven master planned centers providing strategic locations for businesses that support a wide array of industries. Existing buildings are capable of meeting a diverse range of property usage needs including office, corporate headquarters and technology, light manufacturing, warehousing and distribution. In addition to the Watson Industrial Center, our master planned centers include:

- Dominguez Technology Center
- Watson Corporate Center
- Watson Commerce Center - Chino
- Watson Logistics Center - Apple Valley
- Watson Commerce Center - Fontana
- Watson Commerce Center - Redlands

### WATSON HERITAGE CUSTOMER SERVICE PROGRAM<sup>SM</sup>

An industry leader in value-added customer service.

By providing comprehensive move-in and occupancy solutions, we allow you to benefit from bulk buying and focus on your business.

**Expansion Capabilities** - Our vast real estate holdings, totalling 105 buildings and acres of inventory land for speculative and build-to-suit construction, can accommodate our customers' short and long term space expansion requirements.

**Financial Stability** - Our financial strength offers our customers a history of stable and consistent ownership.

**Master Planning** - Our customers benefit from our master planned and maintained physical environment and compatible customer mix.

**Government Relationships** - Our experienced professionals, coupled with our long-term presence in the community, result in effective relationships with government agencies enabling permits and approvals to be delivered in a timely manner.

**Construction of Improvements** - Our construction management team can handle all phases of tenant build-out, from planning, budgeting and permitting, through construction, move-in, and customer acceptance.

**Foreign Trade Zone 202** - Provides cost savings, operational benefits, and may be activated at over eleven million square feet of Watson buildings (see back page).

### WATSON INDUSTRIAL CENTER SITE MAP 57 Watson Buildings in Foreign Trade Zone 202

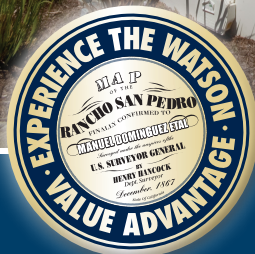


For further information please contact:

**Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com

Ph 310.952.6417 Fax 310.522.8788



Located in Foreign Trade Zone 202

Close Access to ports of Los Angeles and Long Beach

Easy Access to LAX and Long Beach Airport

Freeway Close

Near the Alameda Corridor and the Largest Intermodal Container Transfer Facility in the United States

Fiber Ready Buildings