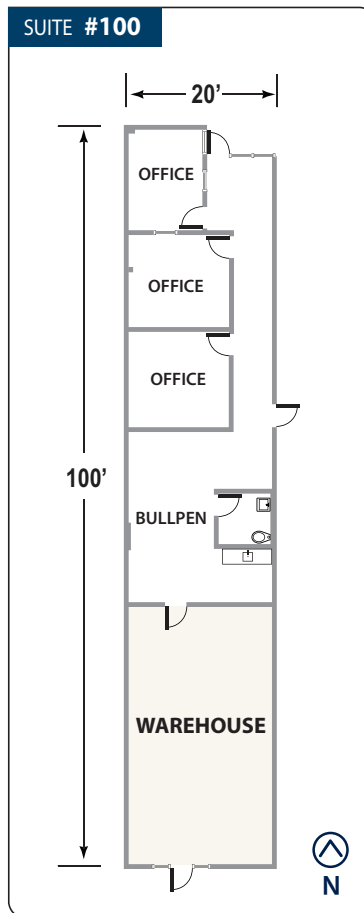




**> 4% Commission for a Referred Deal that is Completed**

Suite# / Location	Suite Size	Office Size	Comments	Lease Rate*	Date Available	Contact
<b>WATSON BUSINESS CENTER</b>		<b>CARSON</b>				
<b># 100</b> 1950 East 220th St.	2,000 SF	60% Approx. 1,200 SF	3 Private Offices, Open Bullpen Area, 1 Restroom and Warehouse	TBD	<b>Now</b>	Sarah Sabet



Warehouse

Contact: **Sarah Sabet** 310.952.6408 ssabet@watsonlandcompany.com

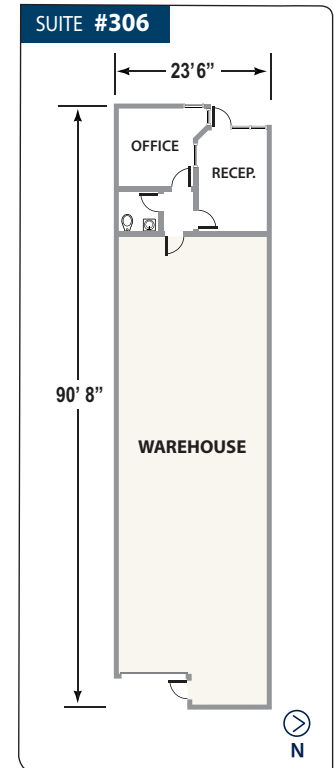
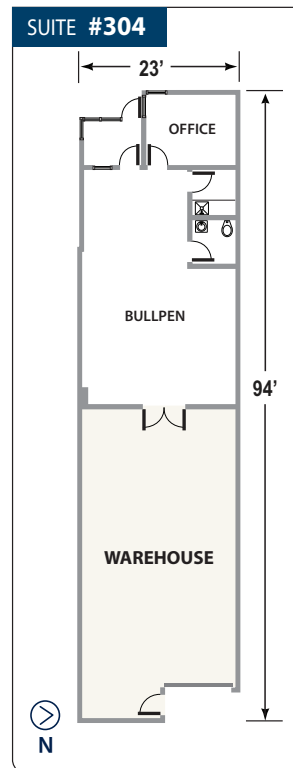
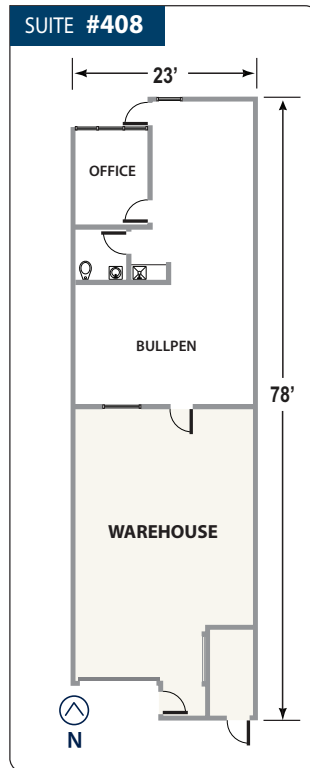
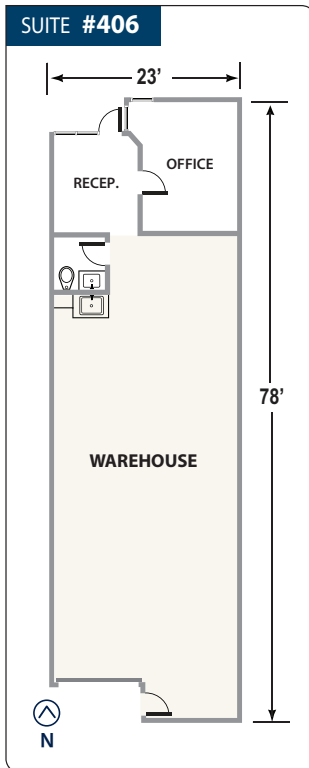
*\*Lease rate per square foot includes monthly rent, property taxes, property insurance, and common area maintenance*

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**> 4% Commission for a Referred Deal that is Completed**

Suite# / Location	Suite Size	Office Size	Comments	Lease Rate*	Date Available	Contact
<b>WATSON BUSINESS CENTER</b> CARSON (Long Beach P.O.)						
<b># 406</b> 21818 S. Wilmington Ave.	1,920 SF	20% Approx. 384 SF	1 Private Office, Reception Area, 1 Restroom, Millwork Cabinets and Sink in Warehouse	TBD	<b>Now</b>	Sarah Sabet
<b># 408</b> 21818 S. Wilmington Ave.	1,920 SF	50% Approx. 960 SF	1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom and Warehouse	TBD	<b>Now</b>	Sarah Sabet
<b># 304</b> 21720 S. Wilmington Ave.	2,304 SF	45% Approx. 1,049 SF	1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom and Warehouse	TBD	<b>Now</b>	Sarah Sabet
<b># 306</b> 21720 S. Wilmington Ave.	2,304 SF	18% Approx. 415 SF	1 Private Office, Reception Area, 1 Restroom and Warehouse	TBD	<b>Now</b>	Sarah Sabet



Warehouse

Contact: **Sarah Sabet** 310.952.6408 ssabet@watsonlandcompany.com

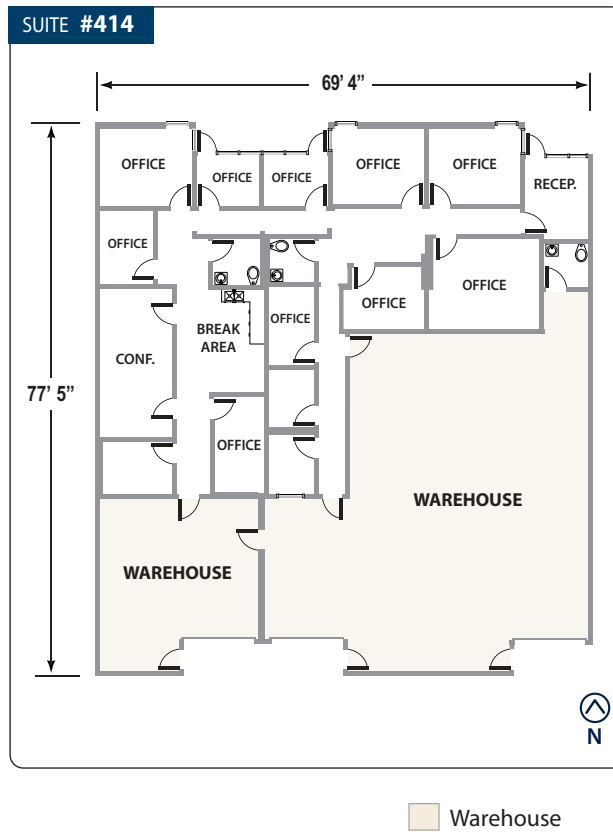
*\*Lease rate per square foot includes monthly rent, property taxes, property insurance, and common area maintenance*

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**> 4% Commission** for a Referred Deal that is Completed

Suite# / Location	Suite Size	Office Size	Comments	Lease Rate*	Date Available	Contact
<b>WATSON BUSINESS CENTER</b>		CARSON (Long Beach P.O.)				
<b># 414</b> 21818 S. Wilmington Ave.	5,760 SF	50% Approx. 2,880 SF	Several Private Offices, 1 Conference Room, Reception Area, 3 Restrooms and 2 Warehouses	TBD	<b>Now</b>	Sarah Sabet



Contact: **Sarah Sabet** 310.952.6408 ssabet@watsonlandcompany.com

*\*Lease rate per square foot includes monthly rent, property taxes, property insurance, and common area maintenance*

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**WATSON BUSINESS CENTER - CARSON**

**31 SUITES 1,600 SF to 12,800 SF**



**WATSON LAND COMPANY**

22010 Wilmington Avenue  
Carson, California 90745

[watsonlandcompany.com](http://watsonlandcompany.com)

 Available Properties

April 2025



**Contact:**

**Sarah Sabet**

310.952.6408

[ssabet@watsonlandcompany.com](mailto:ssabet@watsonlandcompany.com)

**WATSON BUSINESS CENTER - LONG BEACH**

**35 SUITES 960 SF to 25,000 SF**

