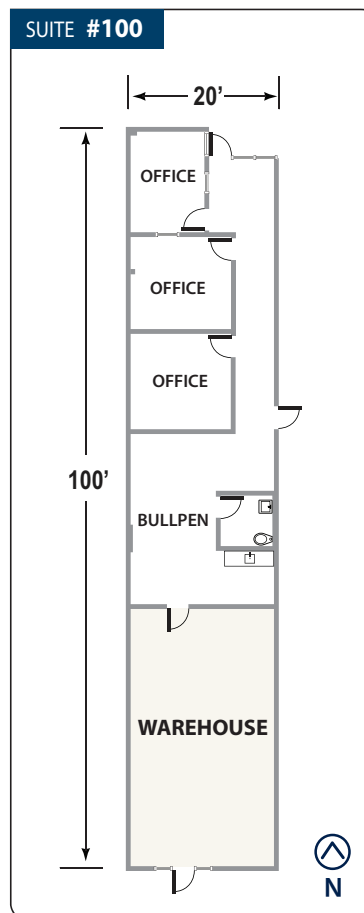




4% Commission for a Referred Deal that is Completed

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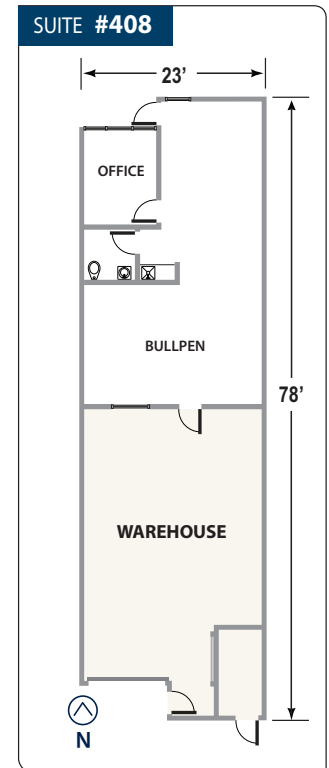
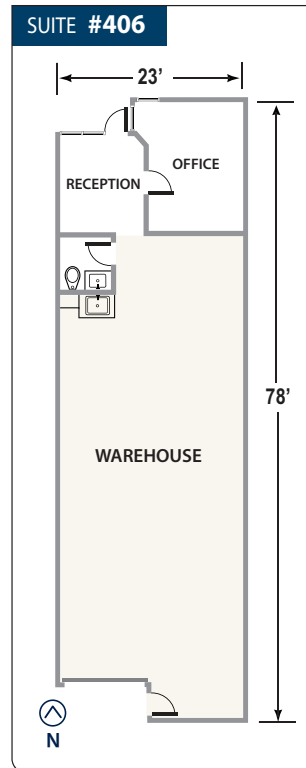
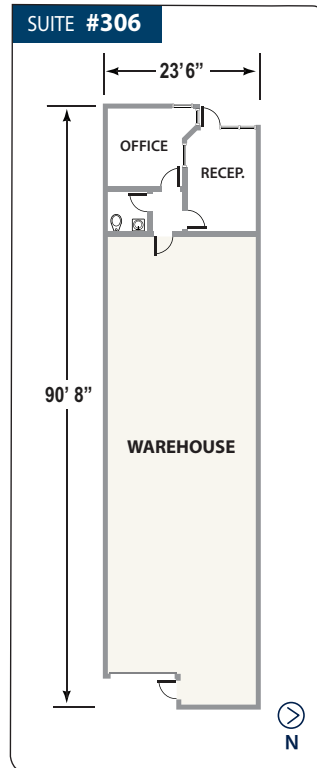
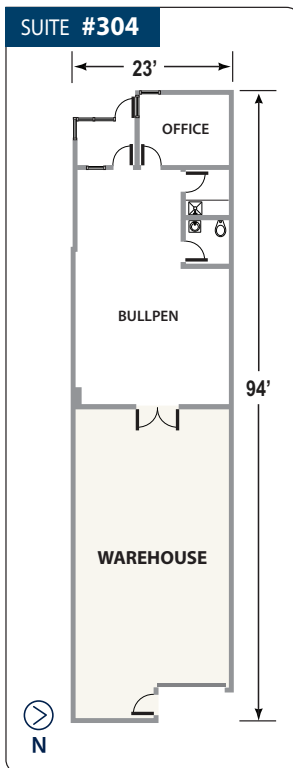


4% Commission for a Referred Deal that is Completed

Suite# / Location	Suite Size	Office Size	Comments	Lease Rate*	Date Available	Contact
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WATSON BUSINESS CENTER CARSON (Long Beach P.O.)

# 304 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	Now	Sarah Sabet
# 306 21720 S. Wilmington Ave.	2,304 SF	18% Approx. 415 SF	1 Private Office, Reception Area, 1 Restroom and Warehouse	TBD	Now	Sarah Sabet
# 406 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	Now	Sarah Sabet
# 408 21818 S. Wilmington Ave.	1,920 SF	50% Approx. 960 SF	1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom and Warehouse	TBD	Now	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

WATSON BUSINESS CENTER		CARSON (Long Beach P.O.)				
# 414		50%	Several Private Offices, 1 Conference Room, Reception Area, 3 Restrooms and 2 Warehouses	TBD	Now	Sarah Sabet
21818 S. Wilmington Ave.	5,760 SF	Approx. 2,880 SF				



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WATSON BUSINESS CENTER - CARSON

31 SUITES 1,600 SF to 12,800 SF



WATSON
LAND COMPANY

WATSON LAND COMPANY

22010 Wilmington Avenue
Carson, California 90745

watsonlandcompany.com

 Available Properties
June 2025



Contact:

Sarah Sabet

310.952.6408

ssabet@watsonlandcompany.com

WATSON BUSINESS CENTER - LONG BEACH

35 SUITES 960 SF to 25,000 SF

