



Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading	Available	Comments	Contact
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Foreign Trade Zone 202

Overweight  
Corridor

<b>Bldg # 156</b> Watson Industrial Center, Carson						DH	GL	<b>August 1, 2025</b>	LEED Legacy Building 185' Concrete Truck Yard ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
901 E. 233rd Street, Carson	221,050 SF	5,105 SF	\$1.80	\$ .22	36'	51	1			

<b>Bldg # 112</b> Watson Industrial Center, Carson								<b>Now</b>	Rare Overweight Corridor Building 4,954 SF Finished Mezzanine LEED® Legacy Building 185' Concrete Truck Yard	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
935 E. Watson Center Road, Carson	165,440 SF	9,962 SF	\$1.85	\$ .275	36'	47	1			

<b>Bldg # 172</b> Watson Industrial Center, Carson								<b>Now</b>	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
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			

<b>Bldg # 114</b> Watson Industrial Center, Carson								<b>Now</b>	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
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			

<b>Bldg # 225</b> Watson Corporate Center, Carson								<b>Now</b>	4,819 SF Mezzanine 128' Concrete Truck Yard Existing Corporate Office ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
21906 Arnold Center Road, Carson	112,198 SF	7,004 SF	\$1.67	\$ .25	30'	24	1			

<b>Bldg # 226</b> Watson Corporate Center, Carson								<b>March 1, 2025</b>	5,308 SF Mezzanine 125' Concrete Truck Yard Existing Corporate Office ESFR	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
21750 Arnold Center Road, Carson	194,646 SF	7,456 SF (1st floor)	\$1.67	\$ .24	30'	31	1			

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<b>Bldg # 225-226</b> <b>Watson Corporate Center, Carson</b> 21750 / 21906 Arnold Center Road, Carson	306,844 SF	14,460 SF 1st floor 10,127 SF mezz. (two main offices)	\$1.67	\$.24 - \$.25	30'	55	2	<b>March 1, 2025</b>	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**  
March 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.