



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
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Bldg # 104 Watson Industrial Center, Carson						DH	GL	Leased	Special Thanks to Ed Whittemore & Jay Jasaitis LAREM	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
22310 S. Bonita Street, Carson	81,428 SF	3,720 SF	\$1.55	\$.22	22'	14	3			

Bldg # 162 Watson Industrial Center, Carson								Now	Overweight Corridor 118' Truck Turn Radius	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
930 E. 233rd Street, Carson CA 90745	82,471 SF	5,376 SF	\$1.55	\$.20	23'	11	1			

Bldg # 112 Watson Industrial Center, Carson								Now	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	\$1.99	\$.275	36'	47	1			

Bldg # 113 Watson Industrial Center, Carson								Leased	Special Thanks to Casey Mungo DAUM	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
851 E. Watson Center Rd., Carson	116,046 SF	7,134 SF	\$1.00	\$.12	17'11" to 20'8"	2	7			

Bldg # 172 Watson Industrial Center, Carson								February 2025	Overweight Corridor Extra 4.9 Acres Cross-Dock Loading 115 Trailer Storage Spots	Lance Ryan 310.952.6424 Mike Bodlovich 310.952.6414
1015 E. 236th Street, Carson	178,618 SF	40,938 SF (Includes finished mezzanine)	\$1.60 Bldg \$.60 Land	\$.25 Bldg \$.07 Land	30'	42	-4			

Bldg # 114 Watson Industrial Center, Carson								Now	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	\$1.70 Bldg \$.70 Land	\$.276 Bldg \$.109 Land	25'	56	3			

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Bldg # 225 Watson Corporate Center, Carson								Now	4,919 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	\$1.80	\$.25	30'	24	1			

WATSON
AVAILABLE PROPERTY
MAPS
November 2024

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.