



Property Name: Watson Industrial Center
Address: 1111 Watson Center Rd, Unit A, Carson, CA 90745
Cross Streets: E Watson Center Rd/Avalon Blvd

Watson Industrial Center South Location
 18 Dock High Loading Positions - 119' Concrete Yard
 25' 6" Minimum Clearance - .45/3000 Sprinklers
 8,026 Square Feet of Excellent Office - Front Unit
 Heavy Weight Corridor

Lease Rate/Mo:	\$95,266	Sprinklered:	Yes	Office SF / #:	8,028 SF / 7
Lease Rate/SF:	\$1.55	Clear Height:	25'	Restrooms:	6
Lease Type:	NNN / Op. Ex: \$0.31	GL Doors/Dim:	1 / Ramp	Office HVAC:	Heat & AC
Available SF:	61,462 SF	DH Doors/Dim:	18 / 18'x10'	Finished Ofc Mezz:	5,748 SF
Minimum SF:	61,462 SF	A: 400 V: 120/240 0: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	5-10 Years w/ CPI Adjs	Const Status/Year Blt:	Existing / 1986	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 60 / Ratio: 1.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M2			APN#:	7315-004-035
Listing Company:	The Klabin Company				
Agents:	David Prior 310-329-9000 , Frank Schulz 310-329-9000 , Todd Taugner 310-329-9000 , Nicholas Buss 310-329-9000				
Listing #:	44781760	Listing Date:	04/28/2026	FTCF:	CB300Y150S000/A0AA
Notes:	Partially fenced. Minimum clearance 25' 6". 1000 amps possible. Sprinkler calculation .45/3000. Lessee to verify all information contained herein.				



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