

Watson Breaks Ground on Pre-Leased 225k Sq. Ft. Logistics Facility

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International third-party logistics firm OHL has signed a pre-lease agreement for a 225k sf industrial building within Watson Land Company's Watson Corporate Center in Carson. The five-year lease is worth more than \$10 mil. Watson has already broken ground on the new structure.



The transaction marks OHL's third lease within Watson Corporate Center, giving the firm more than 550k sf of distribution space at the big industrial campus. OHL also signed a lease for a 148k sf distribution center at the park in the first quarter of 2011.

The LEED certified property will be constructed on approximately 12 acres of land at 2255 E. 220th St in Carson. It will feature 50 trailer storage spaces, a 135-foot and 18-foot truck turning radius with 100 percent concrete, a 32-foot ceiling clearance and abundant use of clerestory glass. The building is slated for completion in February 2012.

Doug McDowell with Pro Venture and Lewis Latimer with L2 Companies represented OHL. Based in Brentwood, Tenn, OHL is one of the largest 3PLs in the world.

In-house execs Lance Ryan and Mike Bodlovich represented Watson Land, one of the largest industrial developers in the country. Watson Land Company's legacy extends two centuries to the Rancho San Pedro Spanish Land Grant (even before there were any Starbucks around).

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