

Available SF 50,000 SF

Industrial For Sublease

Building Size 152,222 SF

**Property Name:**

Watson Industrial Center

Address:

909 E. 236th St, Carson, CA 90745

Cross Streets:

E 236th St/Banning Blvd

Racking in Place
 12 Dock High Doors, 2 Grade Level
 20+ Trailer Storage Spots
 Gated and Fenced Yard
 In the Overweight Container Corridor
 In the Foreign Trade Zone (FTZ) 202

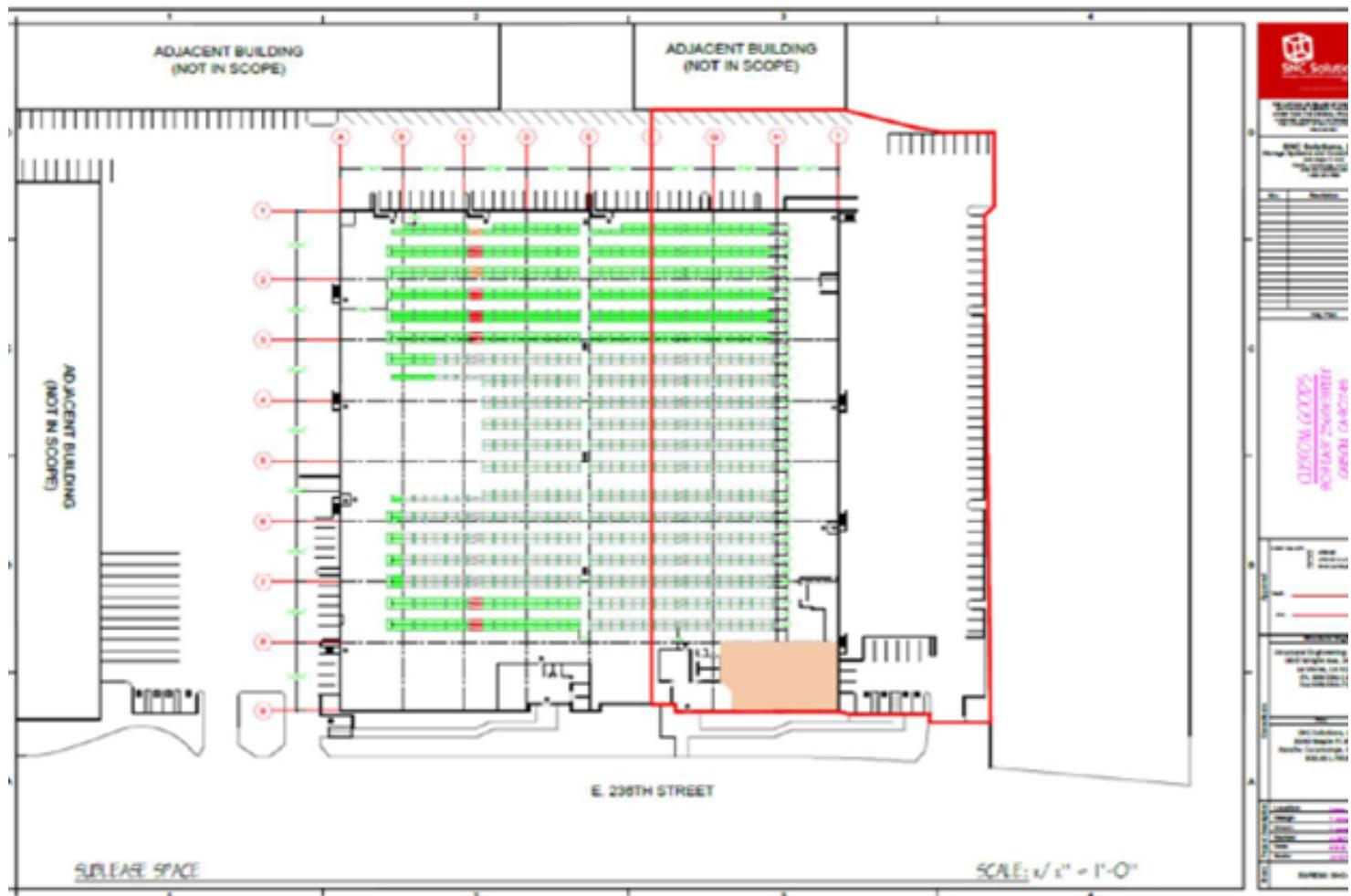
Lease Rate/Mo:	\$60,000	Sprinklered:	Yes	Office SF / #:	2,000 SF
Lease Rate/SF:	\$1.20	Clear Height:	24'	Restrooms:	
Lease Type:	Gross Lease	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	50,000 SF	DH Doors/Dim:	12	Finished Ofc Mezz:	
Minimum SF:	40,000 SF	A: V: O: W:		Include In Available:	
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	
Term:	12/30/2029	Const Status/Year Blt:	Existing / 1987	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	03/01/2026
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:		Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	MH			APN#:	7315-036-068
Listing #:	44312846	Listing Date:	02/10/2026		



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