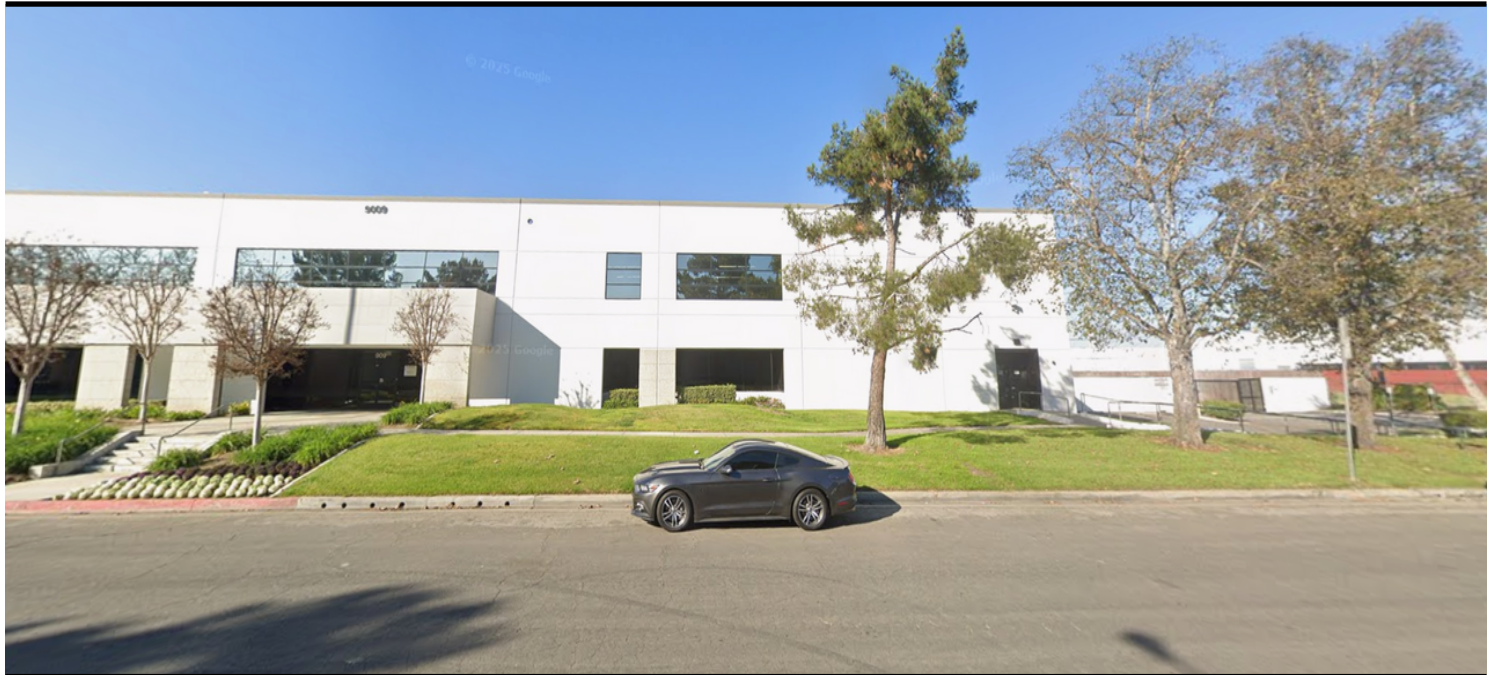


Available SF 50,000 SF

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
Lease Rate/SF: \$1.20
Lease Type: Gross Lease
Available SF: 50,000 SF
Minimum SF: 40,000 SF
Prop Lot Size: POL
Term: 12/30/2029
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard:
Zoning: MH

Listing #: 44312846

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 2
DH Doors/Dim: 12
A: V: O: W:
Construction Type:
Const Status/Year Blt: Existing / 1987

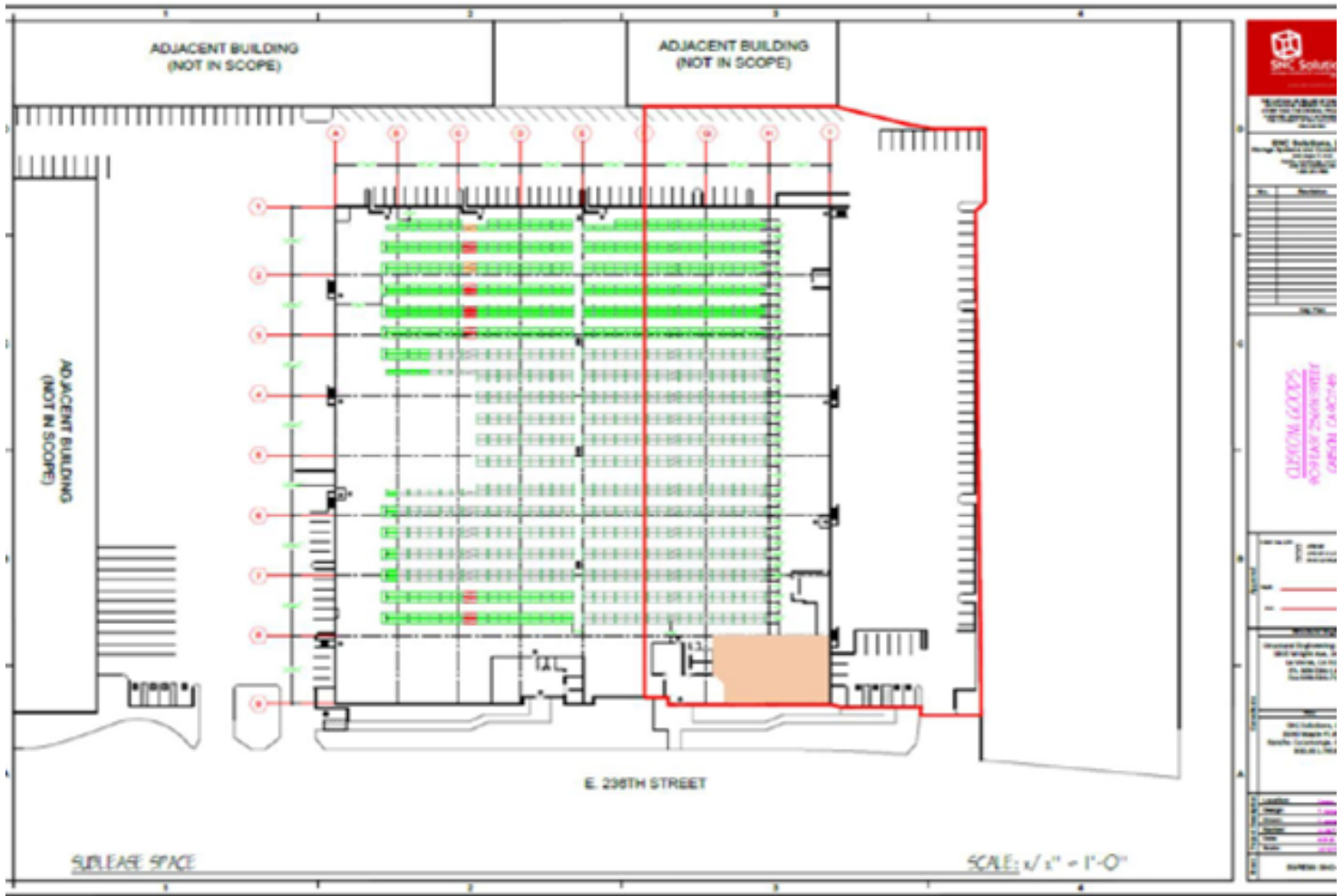
Whse HVAC:
Parking Spaces: / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Distribution

Listing Date: 02/10/2026

Office SF / #: 2,000 SF
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz:
Include In Available:
Unfinished Mezz:
Include In Available:
Possession: 03/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7315-036-068



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