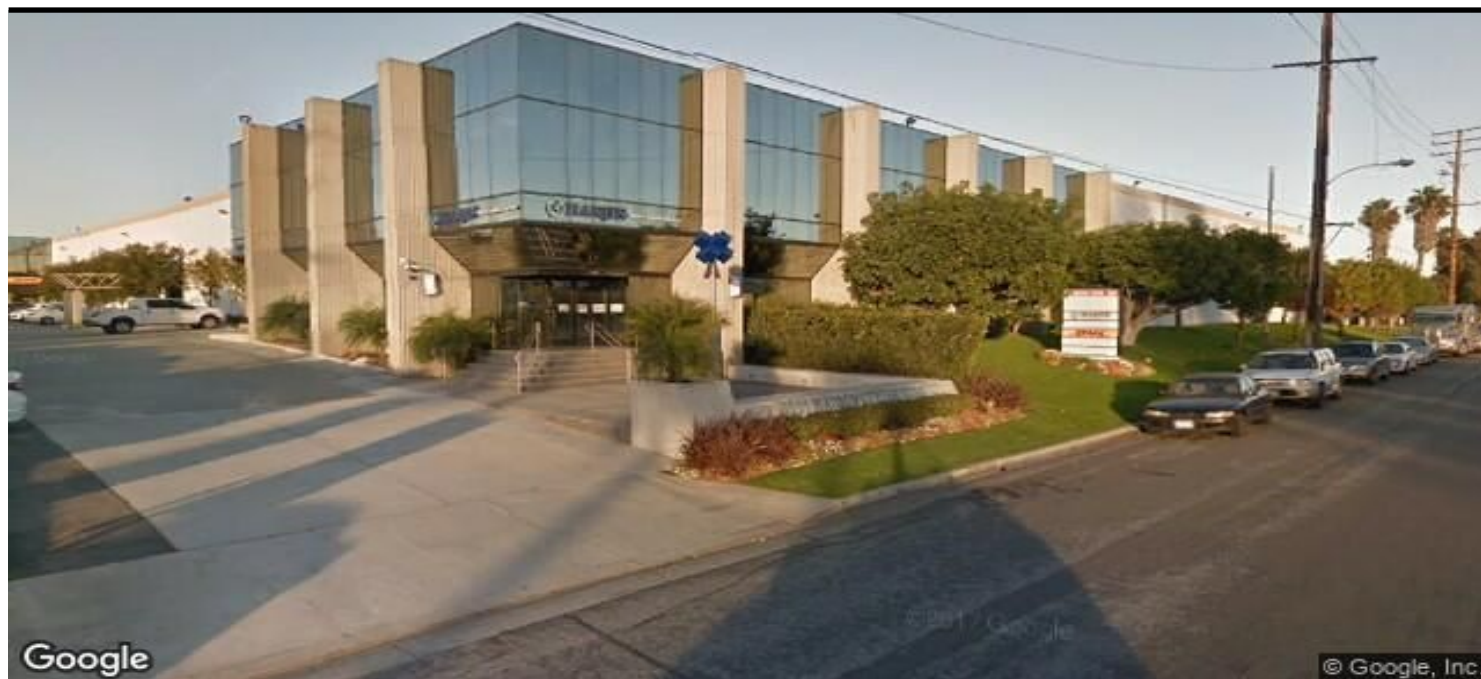


Available SF 25,631 SF

Industrial For Sublease

Building Size 163,988 SF



Property Name:

Watson Industrial Center

Address:

1111 Watsoncenter Rd. Unit C, Carson, CA 90745

Cross Streets:

E Watson Center Rd/Utility Wy

Sublease through 11/30/2028  
7 Dock High Positions \$Forklift Ramp  
119 Foot Concrete yard - Fenced & Paved  
Functional Office Space  
Watson Center South Location

Lease Rate/Mo: \$43,573  
Lease Rate/SF: \$1.70  
Lease Type: Industrial Gross  
Available SF: 25,631 SF  
Minimum SF: 25,631 SF  
Prop Lot Size: POL  
Term:  
Sale Price: NFS  
Sale Price/SF: NFS  
Taxes:  
Yard: Fenced/Paved  
Zoning: MH

Sprinklered: Yes  
Clear Height: 25'  
GL Doors/Dim: 1  
DH Doors/Dim: 7  
A: 400 V: 120/208 O: 3 W: 4  
Construction Type: TILT UP  
Const Status/Year Blt: Existing / 1986  
Whse HVAC: No  
Parking Spaces: 25 / Ratio: 1.0:1/  
Rail Service: No  
Specific Use: Warehouse/Distribution

Office SF / #: 5,220 SF / 5220  
Restrooms: 4  
Office HVAC:  
Finished Ofc Mezz: 2,720 SF  
Include In Available: Yes  
Unfinished Mezz: 0 SF  
Include In Available:  
Possession: 30 Days  
Vacant: No  
To Show: Call broker  
Market/Submarket: Carson/Compton  
APN#: 7315-004-035

Listing Company: CBC JM Properties  
Agents: [Kevin Kim 310-856-1125](mailto:kevinkim@cbcm.com)

Listing #: 43328907

Listing Date: 09/09/2025

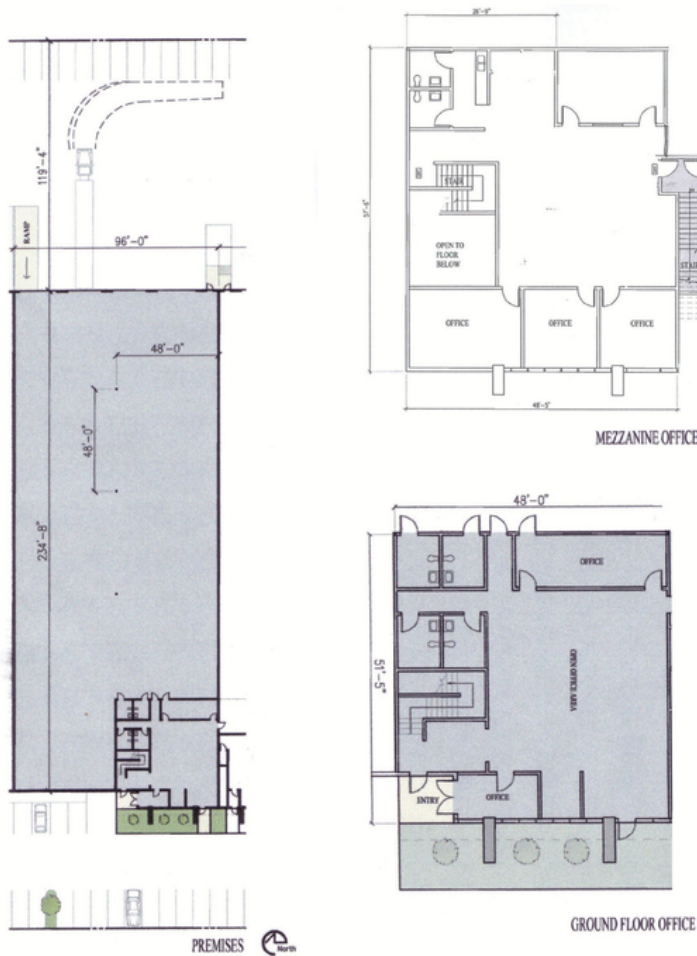
FTCF:

Notes: Sprinkler System .45/3000. Sublessee to verify all information herein.

1111 Watsoncenter Drive, Unit C | Wilmington, CA 90744 | 25,631 SF

SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



Kevin Kim  
Senior Vice President  
CA Lic. 01483914  
Coldwell Banker Commercial  
CA Lic. 01319505

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