

FOR LEASE



**1.1 MILLION SF
INDUSTRIAL BUILDING**
±63.4 ACRE SITE

CBRE

CROW HOLDINGS
INDUSTRIAL



INDUSTRIAL/DISTRIBUTION. REDEFINED.

The I-5 Distribution Center at Tejon is located 50 minutes from the San Fernando Valley and 35 minutes from Valencia, very near the geographic and population center of California. This strategic location offers the ability to reach more than 40 million people with next-day delivery and 70 million in two days, with the shortest average distance to major population centers in the western U.S.

The I-5 Distribution Center at Tejon is fully entitled with a new 1,132,894 SF state-of-the-art distribution building.

The new development sits adjacent to Interstate 5 providing access to the West Coast's principal north-south goods movement corridor, and an easy connection via State Highway 58 to both the I-15 and I-10 east-west corridors.



IMMEDIATE HIGHWAY ACCESS



PRIME LOGISTICS LOCATION



THE HIGHLIGHTS



Optimal logistics location



Direct and immediate access to Interstate 5



Large adjacent Travel Plazas provide off-site staging areas for trucks and amenities for drivers



Eligible for Foreign Trade Zone benefits



\$0.85 NNN SF/ Month



Located in unincorporated Kern County, providing companies the opportunity to take advantage of the County's aggressive new economic incentive program

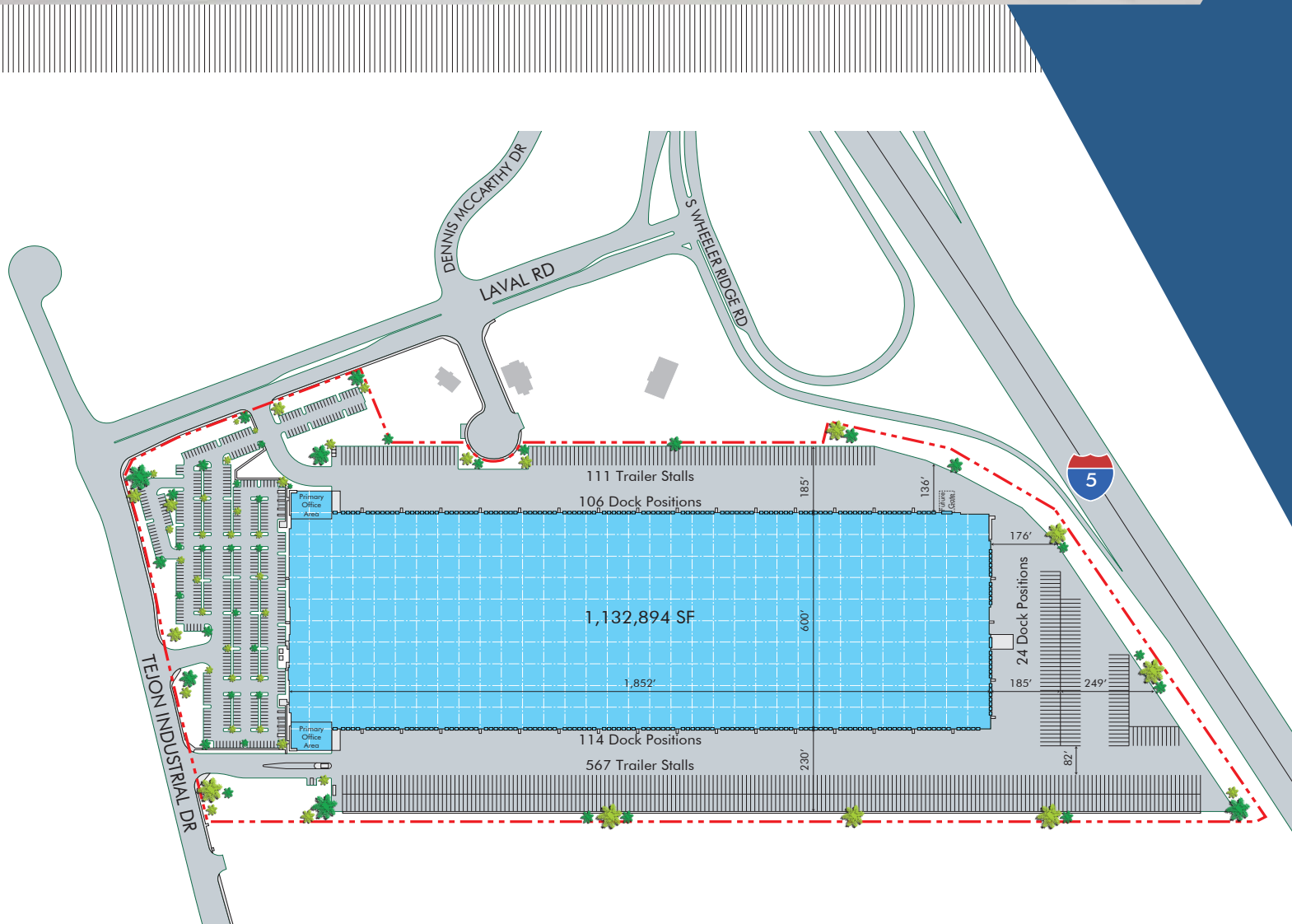


Close proximity to both northern Los Angeles County and Bakersfield—ideally suited for both regional and last-mile e-commerce fulfillment centers





- 1,132,894 SF
- 244 Dock High Doors
- 3 Grade Level Doors
- 52' x 50' Column Spacing
- 40' Clear Height
- ESFR Sprinkler System
- 4000 Amps, 277/480 Volt
- 678 Trailer Stalls
- 3 Sided Loading
- Truck Queuing Lane
- Separate Auto and Truck Entrances





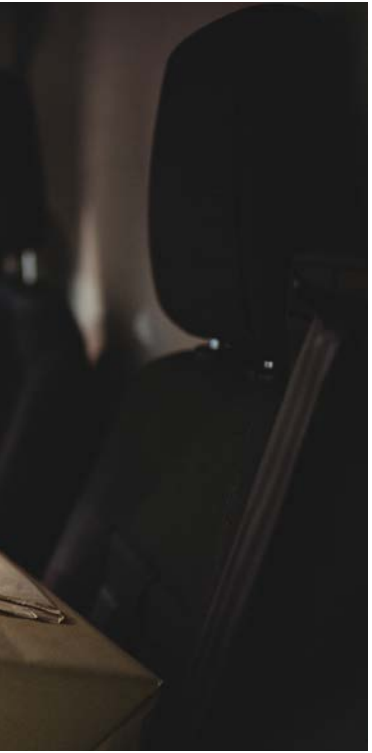
NEIGHBORING AMENITIES



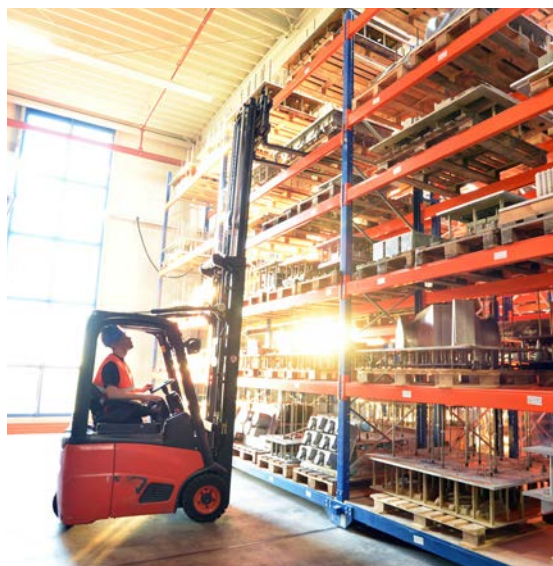
DRIVE TIMES







BUILD YOUR FUTURE HERE





FOR MORE INFORMATION, PLEASE CONTACT

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