

5125 S Wheeler Ridge Rd.

Arvin, CA 93203

savills

FOR SUBLEASE 175,000 - 446,400 SF Industrial Warehouse, Tejon Ranch Commerce Center



PROPERTY FACTS

446,400 SF

Building size

175,000 to 275,000 SF
or full building 446,400 SF

Available SF

General industrial

Zoning

36'

Ceiling height

30 (175,000 SF) -
74 (446,400 SF)

Dock doors

89 (175,000 SF) -
199 (446,400 SF)

Trailer parking

\$0.59 NNN

Rate

5125 S Wheeler Ridge Rd.



KEY HIGHLIGHTS



117 to 262 spaces
Parking



50' x 56'
Column spacing



LED
Lighting



ESFR
Sprinkler system



360'
Depth of building

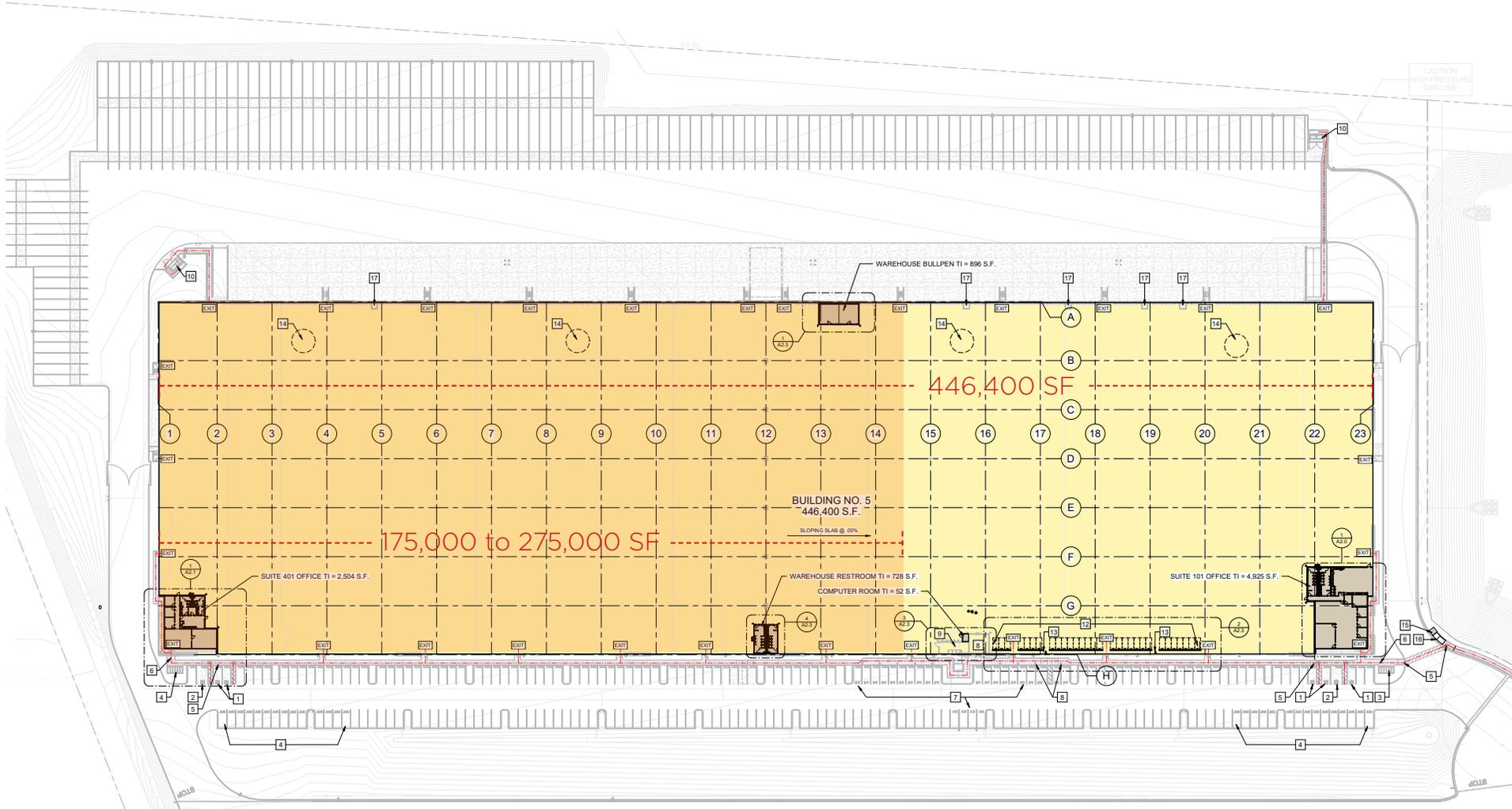


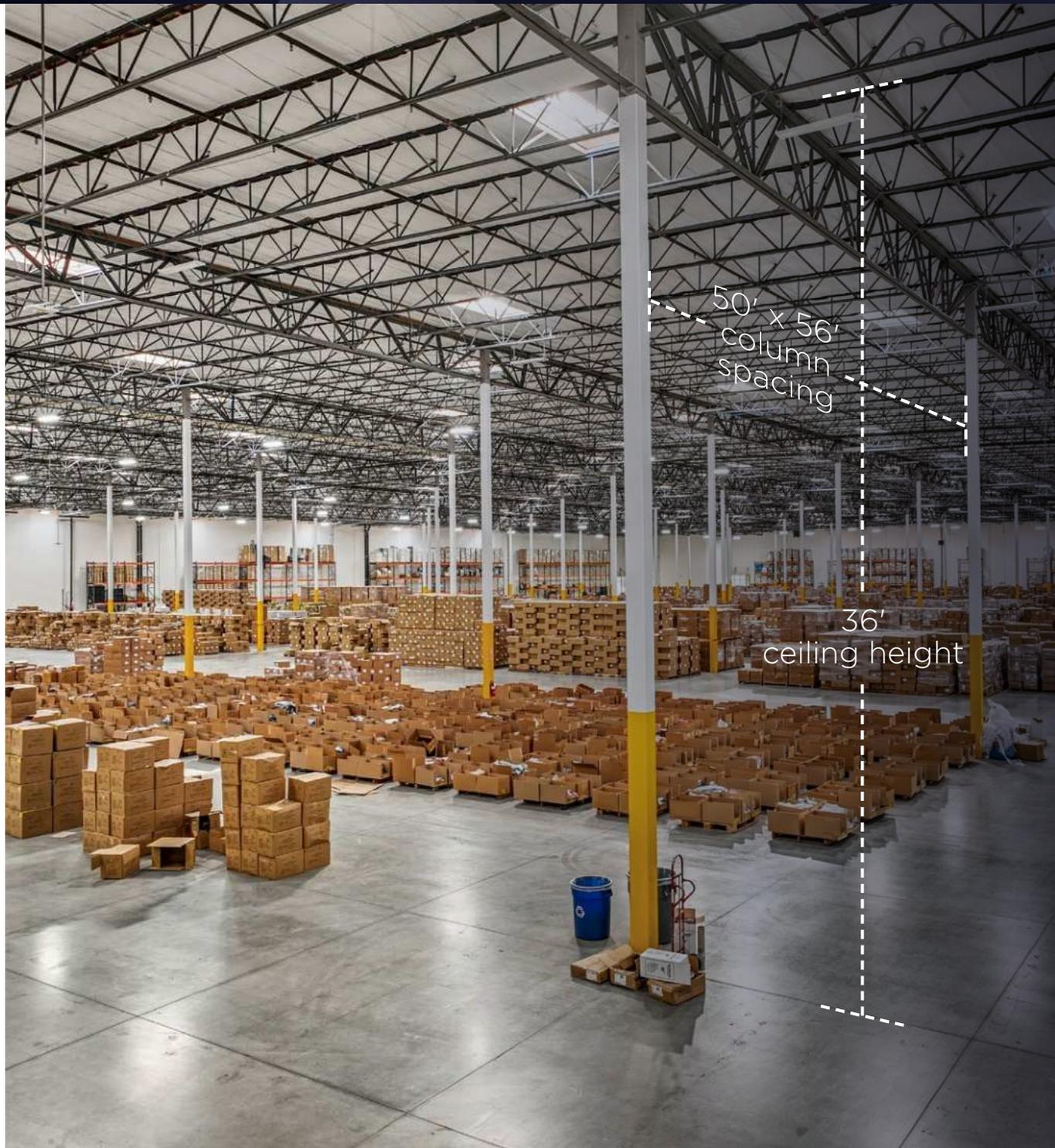
2023
Year built

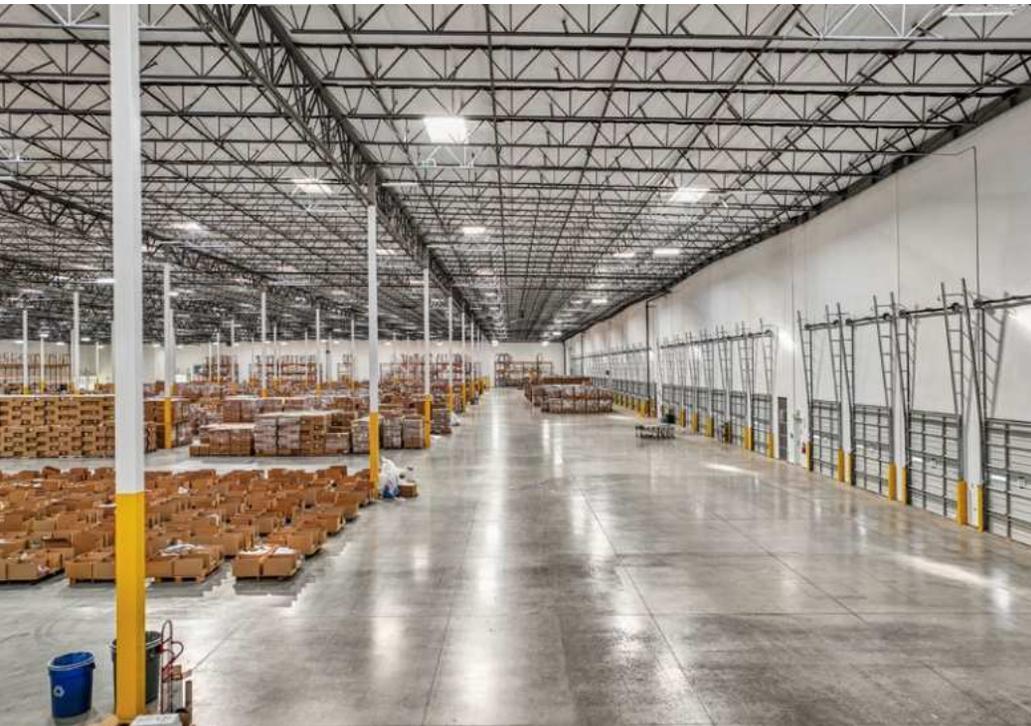
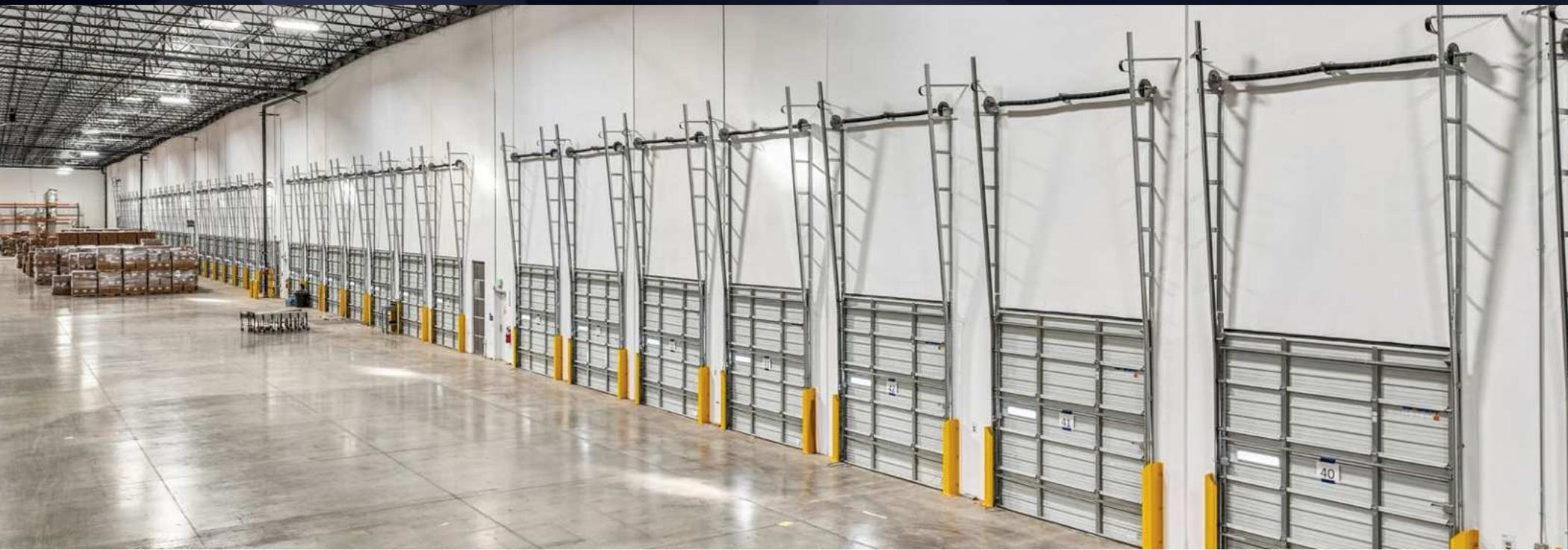




SITE PLAN







SUBJECT PROPERTY



TRANSFORMCO



RECTORSEAL

L'ORÉAL

FAMOUS footwear

PETRO
Stopping Centers



DOLLAR GENERAL

DOLLAR GENERAL



CATERPILLAR

plant
PREFAB



OUTLETS
AT TEJON

AMENITIES

1. Pizza Hut
Popeyes
2. Black Bear Diner
3. Starbucks
4. Baja Fresh
Habit Burger
5. Dunkin'
Jamba Juice
Charleys Cheesesteaks
Baskin-Robbins
6. Carl's Jr.
7. Hampton Inn
8. Denny's
9. Best Western
10. Chipotle
11. Panda Express
12. Starbucks
13. McDonald's
14. Arby's
15. 76
16. In-N-Out
17. Taco Bell

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