

# 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

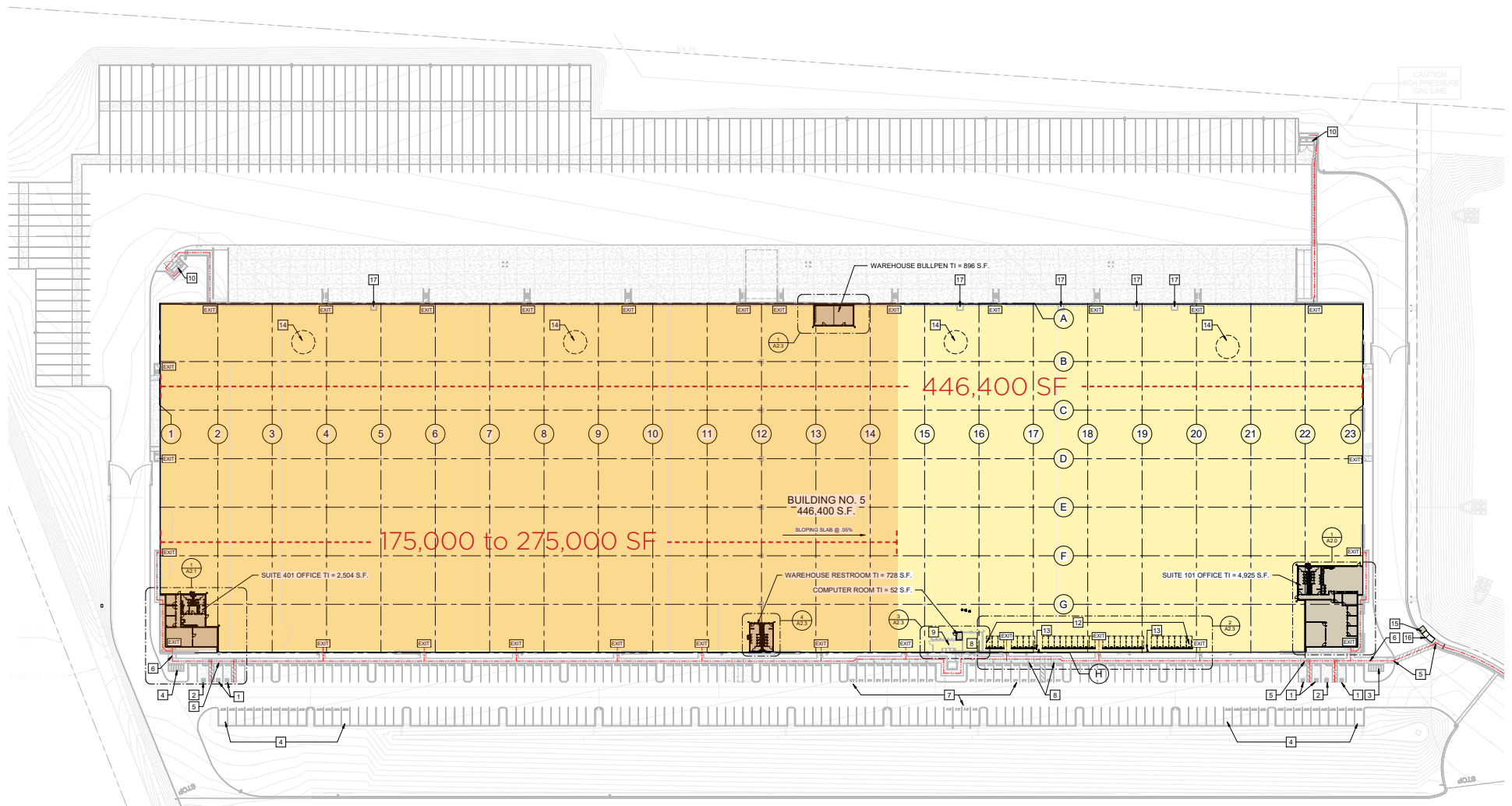




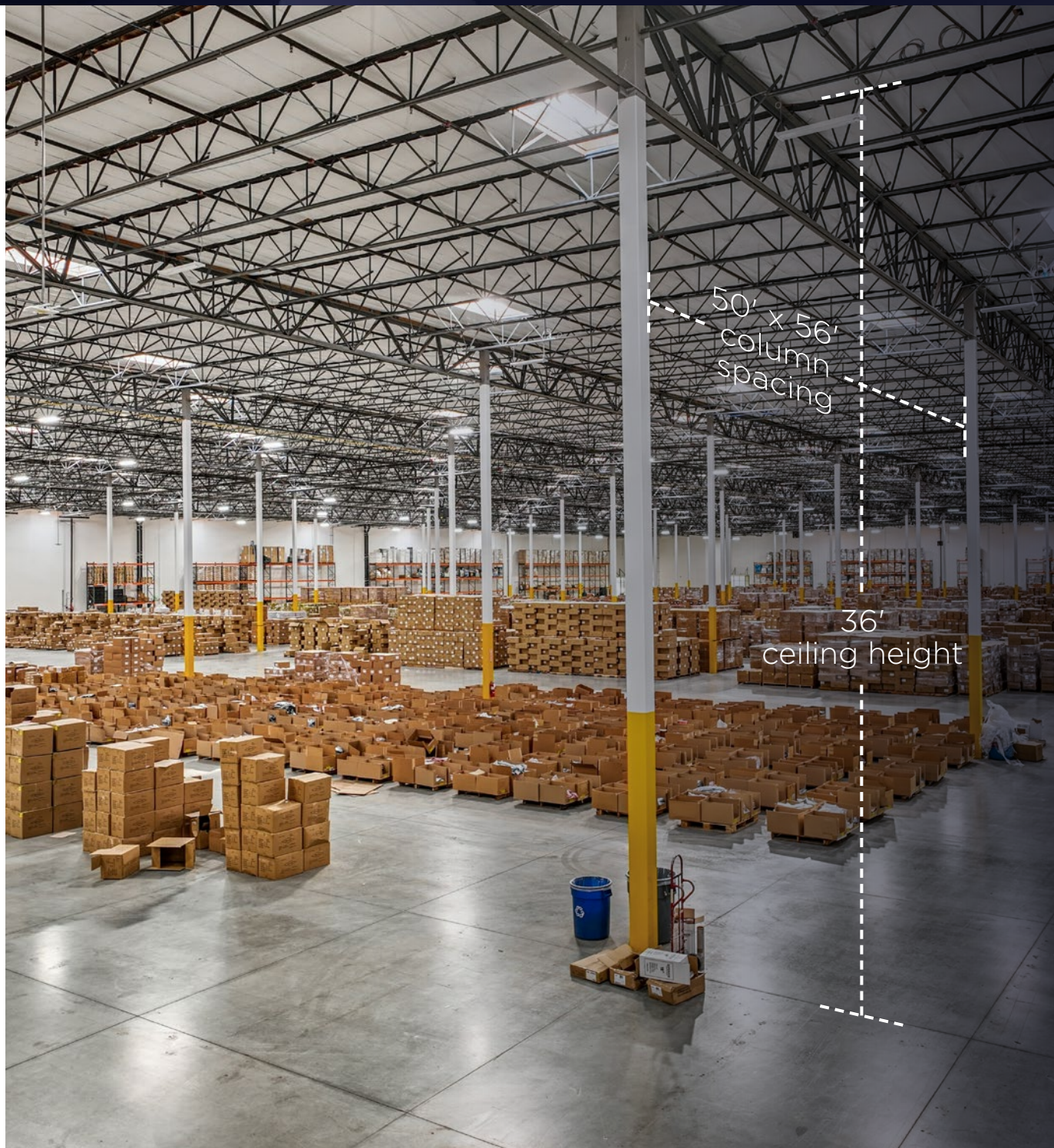




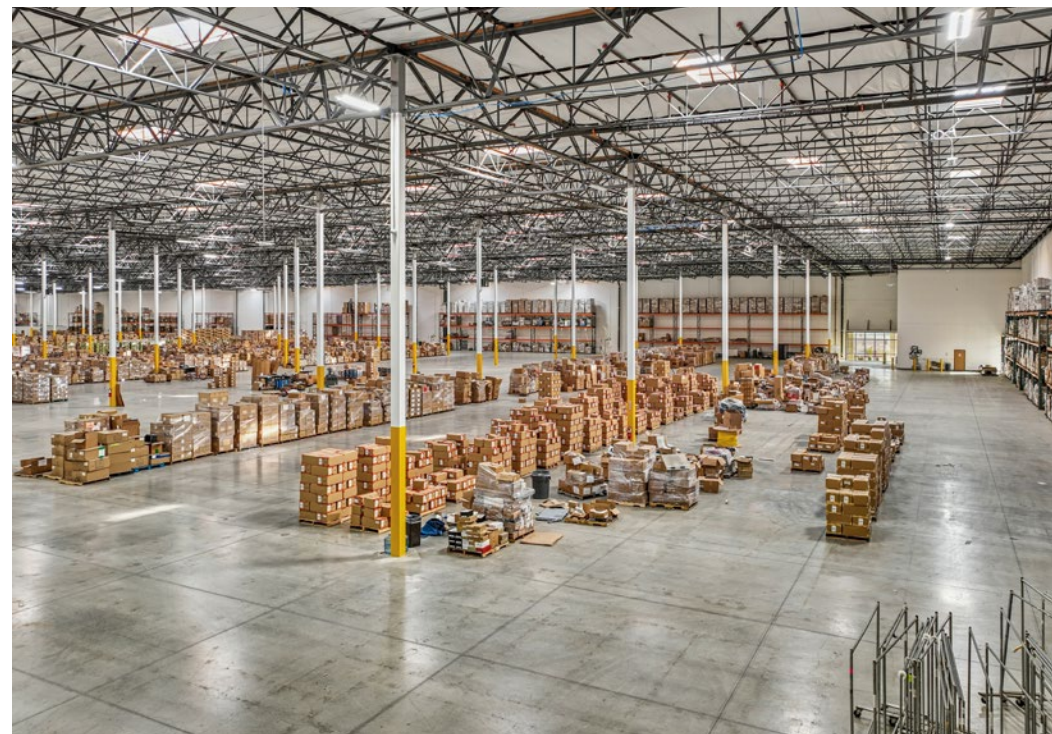
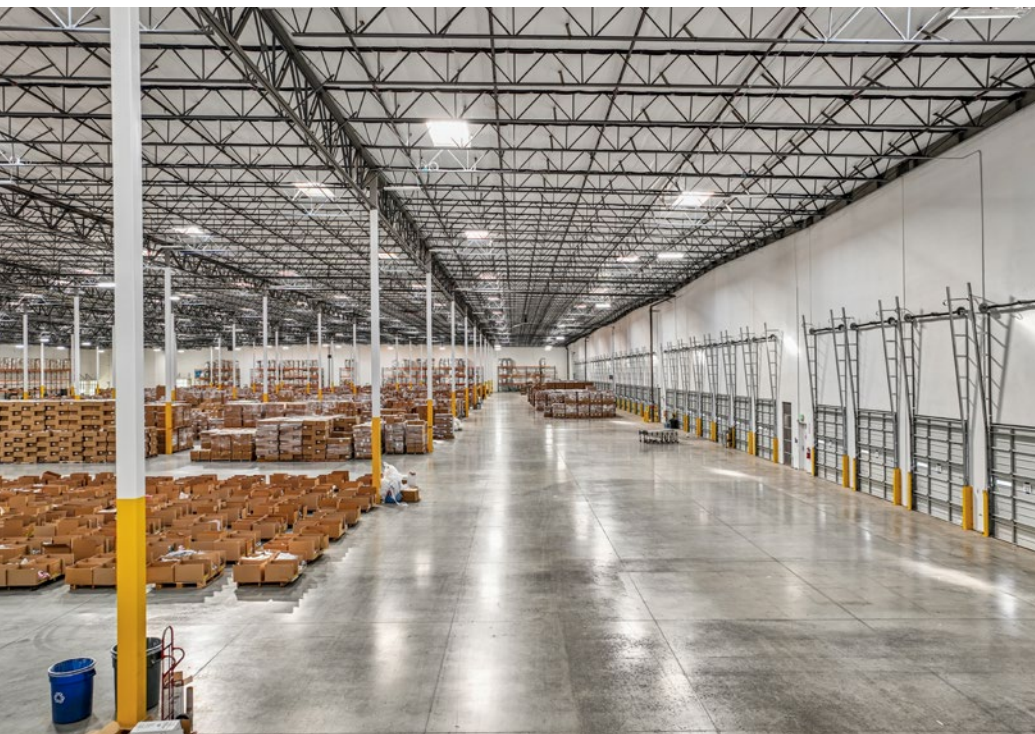
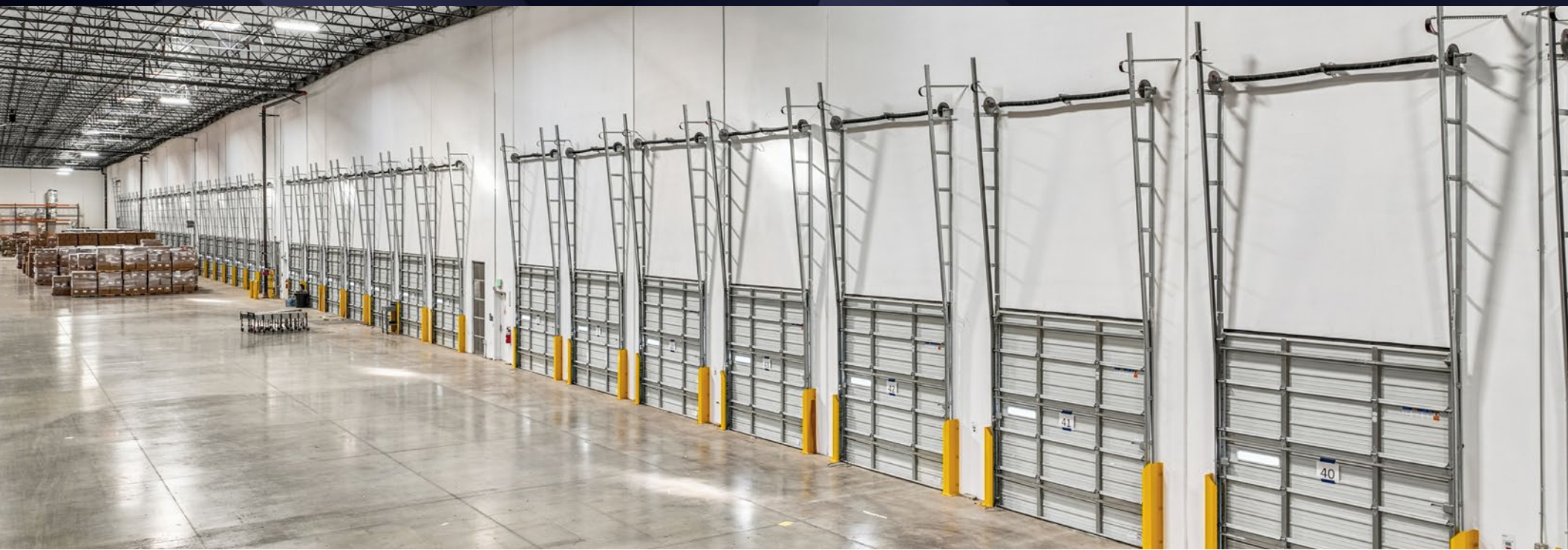
# SITE PLAN















SUBJECT PROPERTY



CATERPILLAR

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

TRANSFORMCO



RECTORSEAL

L'ORÉAL

plant  
PREFAB

FAMOUS  
footwear



PETRO  
Stopping Centers



DOLLAR GENERAL

DOLLAR GENERAL



OUTLETS  
AT TEJON



# Contact

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