

TEJON RANCH COMMERCE CENTER

4193 INDUSTRIAL PARKWAY DRIVE, LEBEC, CA



Class A Industrial Building Totaling 606,000 SF
100% Leased to Dollar General

A CBRE National Partners
Investment Opportunity

CBRE National
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EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire Tejon Ranch Commerce Center ("The Property") The Park consist of a 606,000 SF Class A crossdock building leased to Dollar General, in Lebec, CA. Dollar General has occupied the building since 2012 and has a history of short term renewals, offering the opportunity for stable cash flow and maximum NOI growth. The building features best in class specifications including 10,900 SF of cooler space, 400 SF of freezer space, 32' clear height, 116 dock high doors, large 185' truck courts, and 168 trailer parking stalls.

The Park is strategically located adjacent to I-5 near the junction of I-5 and CA-99 in Kern County with the ability to reach 97% of California consumers within a one-day drive. The Park is located within Tejon Ranch Commerce Center, a master planned, fully entitled development featuring multi-national tenants like IKEA, Nestle, and Caterpillar. The Park is part of a Foreign Trade Zone, offering highly accessible port services through the ports of Los Angeles, Long Beach, and Oakland.

Seller also owns the adjacent ±63.5 acres of land on the north side of the building that could be made available. The site is ideal for the development of an over 1.1 MSF Class A distribution building.

FIVE WEST DOLLAR GENERAL BUILDING 4193 INDUSTRIAL PKWY DR, LEBEC, CA

TOTAL RENTABLE AREA	606,000 SF
ACREAGE	29.06 Acres
FAR	0.48
OCCUPANCY	100%
OFFICE SF	19,269
DOCK-HIGH DOORS	116
DRIVE-IN DOORS	3
TRAILER STALLS	168
CLEAR HEIGHT	32'
YEAR BUILT	2008



INVESTMENT HIGHLIGHTS

PROPERTY & LOCATION HIGHLIGHTS



606,000 SF Class A Cross Dock Distribution Building

- 32' minimum clearance
- ESFR sprinklers
- 116 dock high doors and 185' truck courts
- Below replacement cost which is estimated to be in the \$177 PSF range



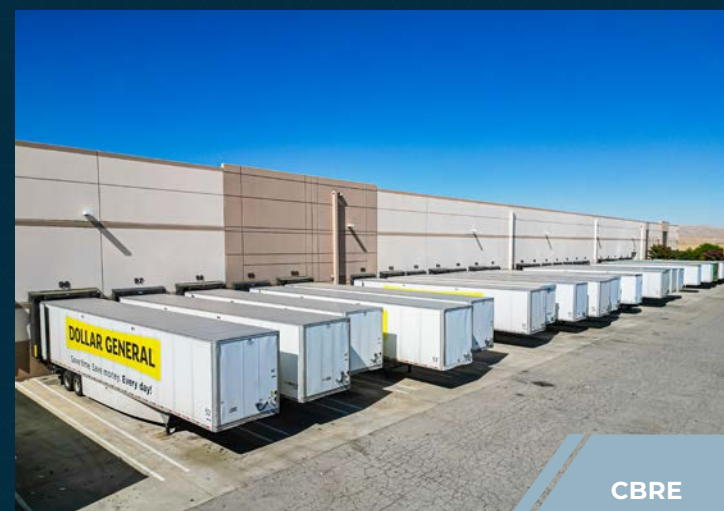
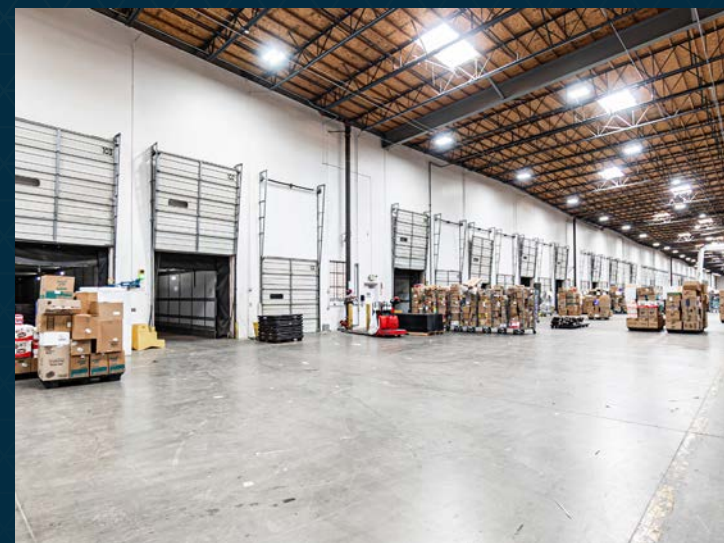
100% Leased To Dollar General Through July 2028

- **Committed Tenant:** Dollar General has occupied the building for 13.6 years and has renewed several times
- **Mission Critical:** Tejon Ranch Distribution Center has been the hub of Dollar General's California distribution operations for 12 years
- Market cap of \$24.9 B (NYSE: DG) as of July, 2025
- Investment grade credit tenant (S&P: BBB)
- Fiscal 2024 net sales increased 5.0% to \$40.6 billion compared to \$38.7 billion in fiscal 2023
- Reported net income of \$1.1 billion for fiscal 2024
- Tenant has been in building since constructed in 2012



Strategic Location With I-5 Frontage and Near Hwy 99

- Immediate access to Interstate 5 on/off ramps
- Local amenities to support warehouse & trucking staff
- Ability to reach 97% of California consumers within a one-day truck turn



KERN COUNTY OVERVIEW

#2

Largest Economy in the San Joaquin Valley

#1

in Agricultural Production Worldwide

#3

in Economic Diversity Nationwide

#4

in STEM Jobs Nationwide

OVER 50

Major Distribution Centers

Rank	City, State	Total score out of 100	annual avg. sunny days per year	arts/entertainment establishments per 100,000 residents	average travel time to work (minutes)	net migration to the city (2016-2020)
1	Mesa, AZ	100	193	32	23	41,348
2	Colorado Springs, CO	98.99	136	46	23	6,124
3	Tucson, AZ	90.4	193	32	24	16,121
4	Phoenix, AZ	86.87	193	32	27	41,348
5	Bakersfield, CA	84.85	146	17	22	1,851



California Housing Affordability

Kern County is the third-most affordable housing market in California at \$380,000, with 1. Tulare at \$362,000, 2. Kings at \$367,000, 4. Merced at \$384,000, 5. Fresno at \$409,000, and 6. Madera at \$418,000 in the top six, as well!

REGIONAL MAP



**TEJON RANCH
COMMERCE CENTER**



AERIAL

KEY



Route to Highway



On Ramp

TEJON RANCH COMMERCE CENTER



VISION MEDIA

Seller also owns
the adjacent
±63.5 Acres which
could be made
available for sale

Petro
Travel Plaza

Golden
Touch

FAMOUS
footwear

L'ORÉAL
GROUPE

RECTORSEAL
A CSW Industrials Company

TRANSFORMCO

CAMPING WORLD



SUNRISE BRANDS



Outlets at
Tejon Parkway

plant
PREFAB

CATERPILLAR

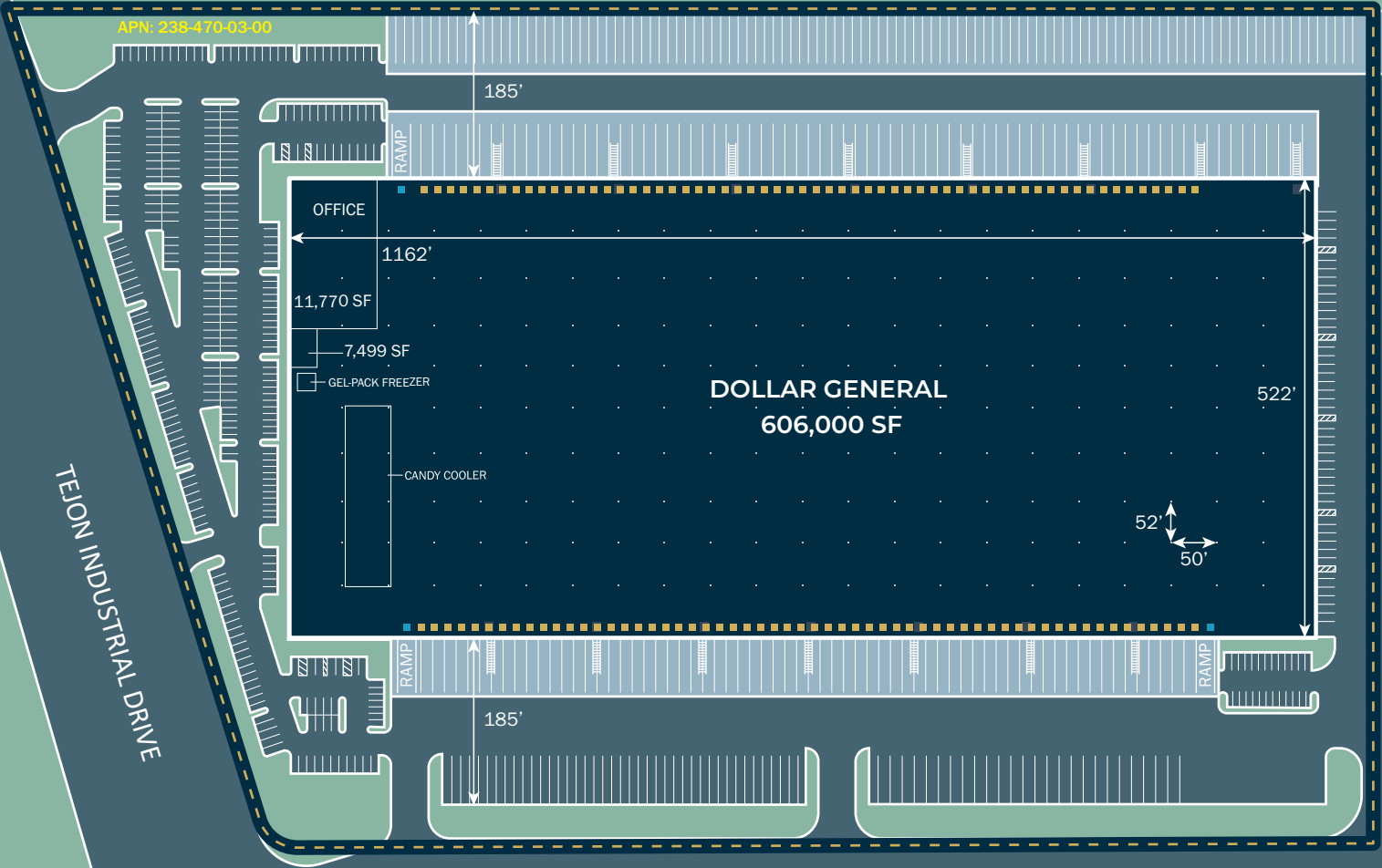


SITE PLAN



- 116 Dock Doors
- 3 Drive-In Doors

LOTS 18 & 19



TEJON RANCH COMMERCE CENTER

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