



26.13 AC

CATERPILLAR



TRANSFORMCO

L'ORÉAL



DOLLAR GENERAL



TERRA VISTA -TEJON

GOLDEN TOUCH



FULLY ENTITLED INDUSTRIAL SITE AVAILABLE FOR OCCUPIER BUILD-TO-SUIT OPPORTUNITY

TEJON RANCH COMMERCE CENTER



# AVAILABLE FOR PURCHASE

26.13 ACRE FULLY ENTITLED SITE | TEJON RANCH, CA 93243



TEJON RANCH COMMERCE CENTER

# SITE SPECIFICATIONS

FOR SALE  
ENTITLED INDUSTRIAL SITE  
AVAILABLE FOR DEVELOPMENT BY  
OWNER/OPERATOR

16.03 ACRES

*Site in successful industrial park adjacent to existing warehouses with world-class tenants*

*Ideal opportunity for Operator to develop & own facility*



LOCATION:	Tejon Ranch, CA
ADDRESS:	Wheeler Ridge & Santa Elena
BUILDING SIZE:	Buyer to Decide - Up to 50% FAR (569,131 SF)
SITE:	±26.13 Acres Net (1,138,262 SF)
ZONING:	General Industrial
CEQA/ENTITLEMENT:	Approved EIR & Specific Plan
REMAINING APPROVALS REQUIRED:	Ministerial Site Plan Approval through Kern County - easy development pathway for quick building completion
UTILITIES:	Seller will deliver stubbed to site

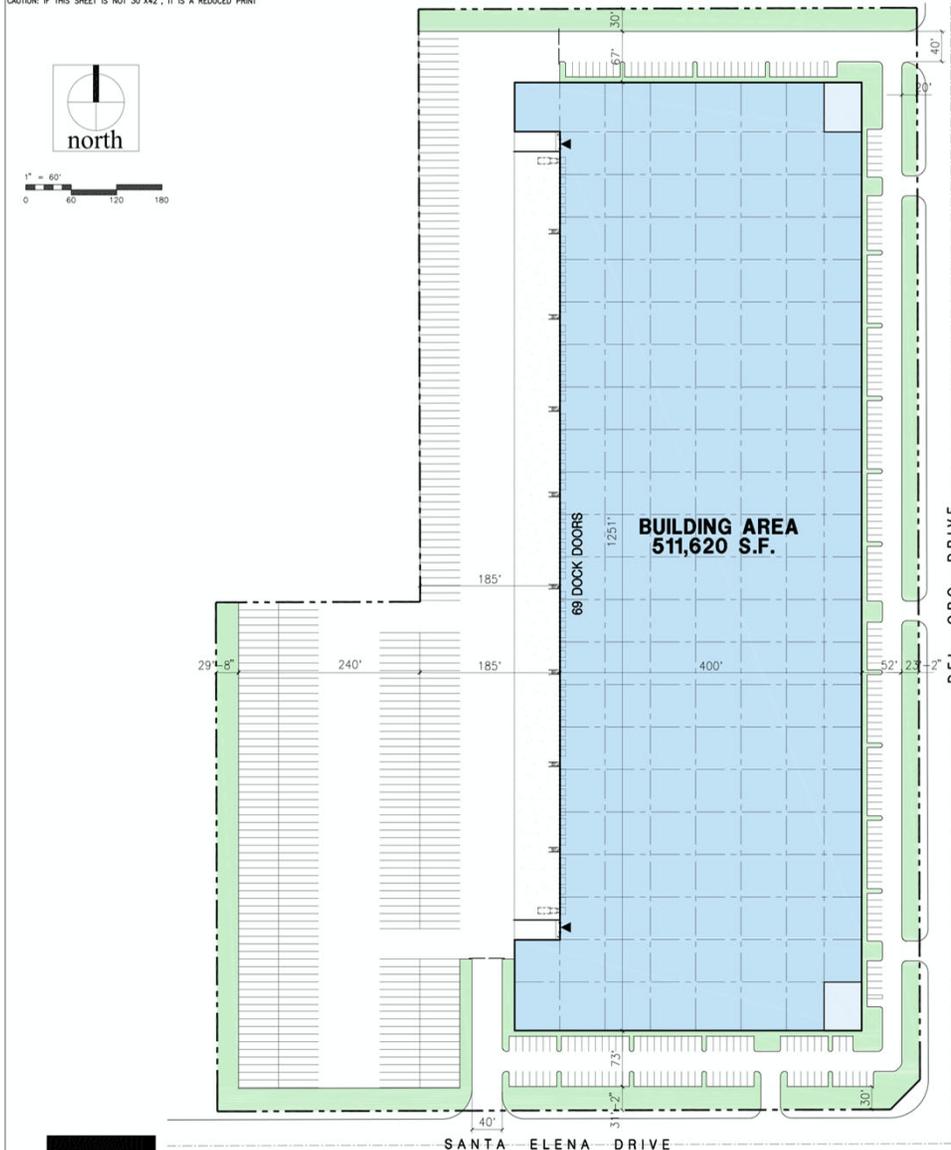


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# CONCEPTUAL SITE PLAN

BUYER CAN DETERMINE FINAL SITE PLAN

CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT



## Aerial Map



## Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

## Tabulation

<b>SITE AREA</b>		
In s.f.	1,138,262 sf	
In acres	26.13 ac	
<b>BUILDING AREA</b>		
Office	10,000 sf	
Warehouse	501,620 sf	
<b>TOTAL</b>	<b>511,620 sf</b>	
<b>FLOOR AREA RATIO</b>		
Maximum Allowed	0.50	
Actual	0.449	
<b>LOT COVERAGE</b>		
Actual	44.9%	
<b>AUTO PARKING REQUIRED</b>		
Office: 1/250 s.f.	40 stalls	
Whse: 1/5,000 s.f.	100 stalls	
<b>TOTAL</b>	<b>140 stalls</b>	
<b>AUTO PARKING PROVIDED</b>		
Standard (9' x 20')	241 stalls	
<b>TRAILER PARKING PROVIDED</b>		
Trailer (10' x 53')	315 stalls	
<b>ZONING ORDINANCE</b>		
Zoning - Tejon Industrial Complex East SP - (GI)		
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>		
Height - 100'		
<b>LANDSCAPE REQUIREMENT</b>		
Percentage - To be verified		
<b>LANDSCAPE PROVIDED</b>		
In s.f.	121,047 sf	
Percentage	10.6%	
<b>SETBACKS</b>		
<b>Building</b>	<b>Parking</b>	<b>Landscape</b>
Local Street (Santa Elena Dr)-20'	15'	15'
Collector Rd (Del Oro Dr)- 25'	20'	20'
Arterial Rd (Laval Rd)- 30'	20'	20'
Side/ Rear - None	None	None



18831 Barden Ave. - Ste. #100  
Irvine, CA 92612  
(949) 863-1770  
www.hparchs.com

## Conceptual Site Plan Santa Elena Drive & Del Oro Drive

Kern County, CA



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COMMERCE CENTER

October 25, 2024 / Job #24329

Scheme 1



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# MASTER-PLANNED GROWTH

## TEJON RANCH CO. + TRCC

### OVERVIEW



### TEJON RANCH COMPANY:

Diversified real estate development and agribusiness company: Owns 270,000 acres of contiguous land in prime Southern California market (along heavily trafficked I-5 north/south corridor).

- Master Developer of Tejon Ranch Commerce Center.
- NYSE Traded: TRC

### TEJON RANCH COMMERCE CENTER:

- Established logistics center in strategic location at the junction of I-5 & CA-99.
- ≈5,000 jobs existing.
- 495 apartment units planned – 1st Phase of 228 under construction with opening Q2 2025.
- Existing owner-operators who have invested at TRCC include IKEA, Nestle, Caterpillar, and Famous Footwear.
- 8,900,000 SF developed or in process.
  - 8.2 MM SF logistics and light manufacturing.
  - 0% vacancy.
  - Tenants include: IKEA, Nestle, Caterpillar, Dollar General, Famous Footwear, L'Oreal, Camping World, Plant Prefab, Sunrise Brands.
- 674,000 SF highway commercial:
  - 365,000 SF Outlets at Tejon.
  - 212 hotel rooms.
  - 20+ restaurants.
  - 2 travel centers.
- 11.4 MM SF entitled and to be developed:
  - 11.1 MM SF logistics and light manufacturing.
  - 282,000 SF highway commercial.

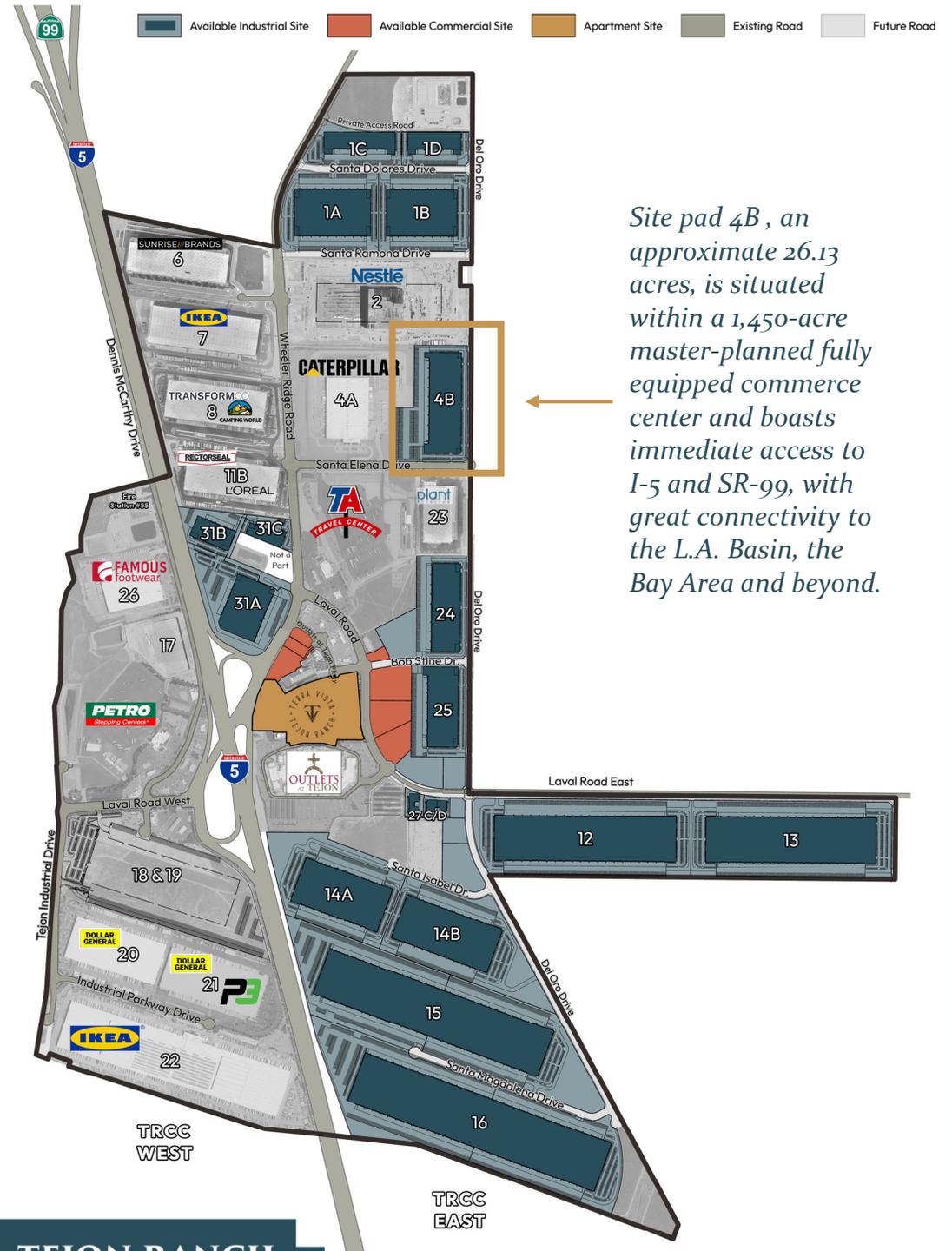


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COMMERCE CENTER

# TEJON RANCH'S PREMIER LOGISTICS FACILITY

## 1,450 ACRE MASTER PLAN

Tejon Ranch Commerce Center (TRCC) is a premier master-planned development, that includes shovel ready sites in a proven location. Developed by Tejon Ranch Company, TRCC is home to successful logistics tenants including Nestle, IKEA, and Dollar General. TRCC offers an attractive labor force, efficient permit processing, and significant operational efficiency, with driver amenities and employee housing opportunities nearby. Situated at the intersection of Interstate-5 and Laval Road, TRCC is a proven cornerstone for operational excellence. With ongoing expansion and value-driven projects, we're not just planning for efficiency – we're actively delivering it.



*Site pad 4B, an approximate 26.13 acres, is situated within a 1,450-acre master-planned fully equipped commerce center and boasts immediate access to I-5 and SR-99, with great connectivity to the L.A. Basin, the Bay Area and beyond.*

# UNMATCHED SPEED OF DELIVERY

FROM GRADING PERMIT APPLICATION TO COMPLETE IN 13 MONTHS

TEJON RANCH  
COMMERCE  
CENTER IS  
FULLY  
ENTITLED

*This building pre-leased before construction and completed ahead of schedule!*



5125 WHEELER RIDGE RD. TEJON RANCH, CA • 446,400 SF

DECEMBER 2022  
*Lease Signed*

FEBRUARY 2023  
*Began pad formation*

MAY 2023  
*Site work complete*

SEPTEMBER 2023  
*Roof on and TI's underway*

DECEMBER 2023  
*Certificate of occupancy issued. Complete!*

JANUARY 2023  
*Received grading and foundation permit, began pad formation*

APRIL 2023  
*Received approved building plans in 10 weeks*

JULY 2023  
*Walls tilted*

NOVEMBER 2023  
*Power on*



TEJON RANCH  
COMMERCE CENTER

# ACCESS MAP

## AT THE CROSSROADS OF GROWTH

Tejon Ranch Commerce Center is a 1-day truck turn from 54 M+ consumers. And we're a 2-day truck turn from 103 M+. You won't find a location with better access to the Western 13 states.

- 2 hours from LA/LB port complex, which averages over 9M imported TEUs annually, more than the 5 largest East and Gulf Coast ports combined
- Foreign-Trade Zone 276 is active – so importers can defer import duties/tariffs until the imported products enter U.S. commerce
- Direct access to I-5 and SR-99, easily connecting to both the I-15 and I-40 corridors
- Stable property market showing value growth
- Investment tax incentives available for qualifying users through County incentive program (<https://advancekern.com/>)



Freeway Frontage



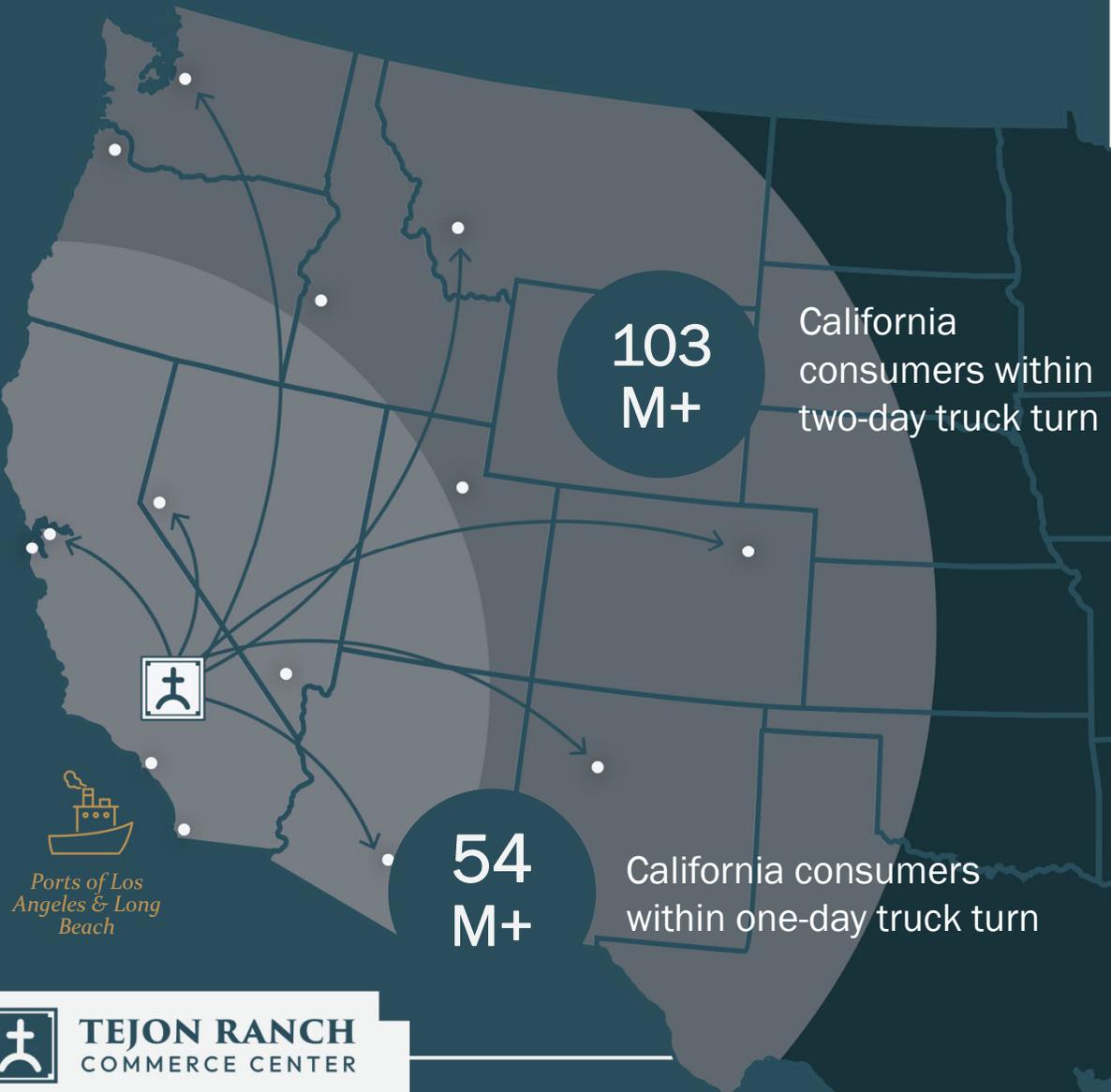
Access to Los Angeles/ Long Beach and Oakland ports



35 minutes from Bakersfield Meadows Field Airport



Access to dozens of Truckload and less-than Truckload carriers



**TEJON RANCH**  
COMMERCE CENTER

# AREA AMENITIES

On-site amenities for truckers, employees, and future residents at Tejon Ranch Commerce Center include the following:



APARTMENTS

TERRA VISTA  
at TEJON  
*Coming Soon*



HOTELS



SERVICES, GAS +  
EV STATIONS



RESTAURANTS + RETAIL



TEJON RANCH  
COMMERCE CENTER

# A WORKFORCE THAT WORKS IN YOUR FAVOR

- **±5,000** Employees come to work each day at TRCC
- **Lowest priced industrial labor market** in Southern & Central California\*
- Regional unemployment rate of **6.9%**
- Hiring/tax incentives available for qualifying users (<https://advancekern.com/>)
- When combining labor, warehouse rents, and drayage, operating at Tejon is on average **\$3.3M cheaper** than the Inland Empire\*\*

\*statistics from JLL; \*\*assumes 500,000 SF Warehouse, 200 employees, and 1,200 annual containers

## TARGETED WORKFORCE



**65,754**

Transportation,  
Material  
Moving Jobs



**40,956**

Production  
Jobs



**24,046**

Installation,  
Maintenance,  
Repair Jobs



*Population +  
Demographics  
Within 60  
Minutes*



**1,682,294**

Total Population

## INDUSTRY COMPOSITION



**45,402**

Transportation/  
Warehousing



**60,118**

Manufacturing

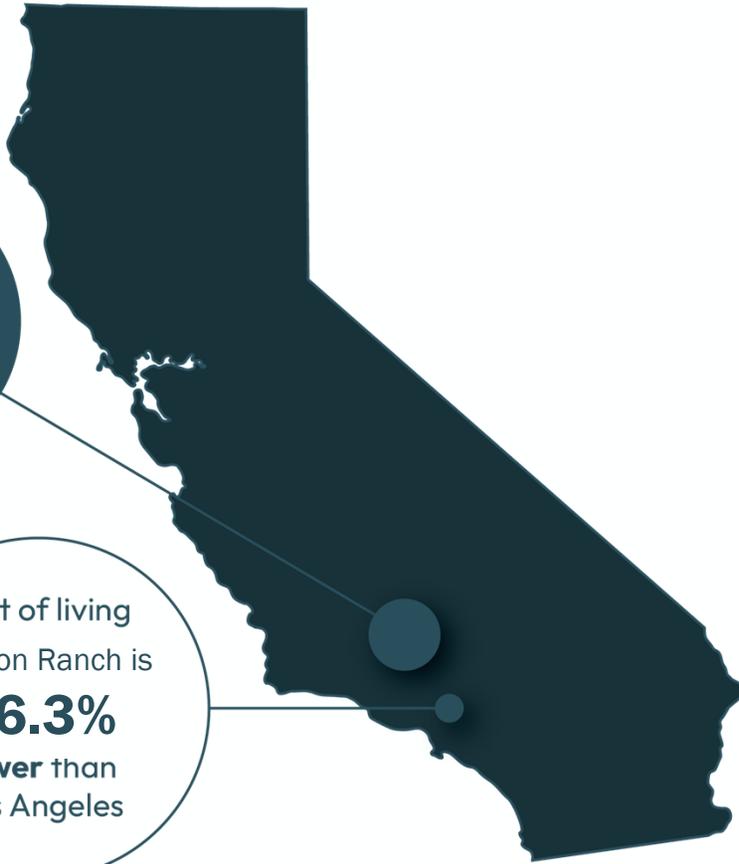


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Source - Salary.com



Cost of living  
at Tejon Ranch is  
**36.3%**  
lower than  
Los Angeles



# QUALITY OF LIFE

## A Better Southern California Lifestyle

California's Central Valley offers an unmatched balance of affordability and quality of life. Here, you'll discover one of the most favorable wage-to-living standards in the Western U.S., providing the lowest overall cost of living for key industries and logistics. Positioned just two hours from the Port of Los Angeles, TRCC combines accessibility with convenience.

Enjoy a temperate climate and access to abundant outdoor amenities—without the heavy traffic and high housing costs typical of coastal metropolitan areas. Our workforce is resilient and deeply rooted, supporting long-term growth and stability.

## MEDIAN HOME PURCHASE PRICE BY COUNTY



Source - NAR.com





SUNRISE//BRANDS



CATERPILLAR

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FULLY ENTITLED  
INDUSTRIAL SITE  
AVAILABLE FOR OCCUPIER  
BUILD-TO-SUIT  
OPPORTUNITY

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