

 **TEJON RANCH**
COMMERCE CENTER

 **MAJESTIC**
REALTY

 **JLL**[®]



WHEELER RIDGE RD

INTERSTATE
5



AVAILABLE 2Q 2022

tejoncommerce.com

5151 WHEELER RIDGE ROAD | Tejon Ranch, CA 93243

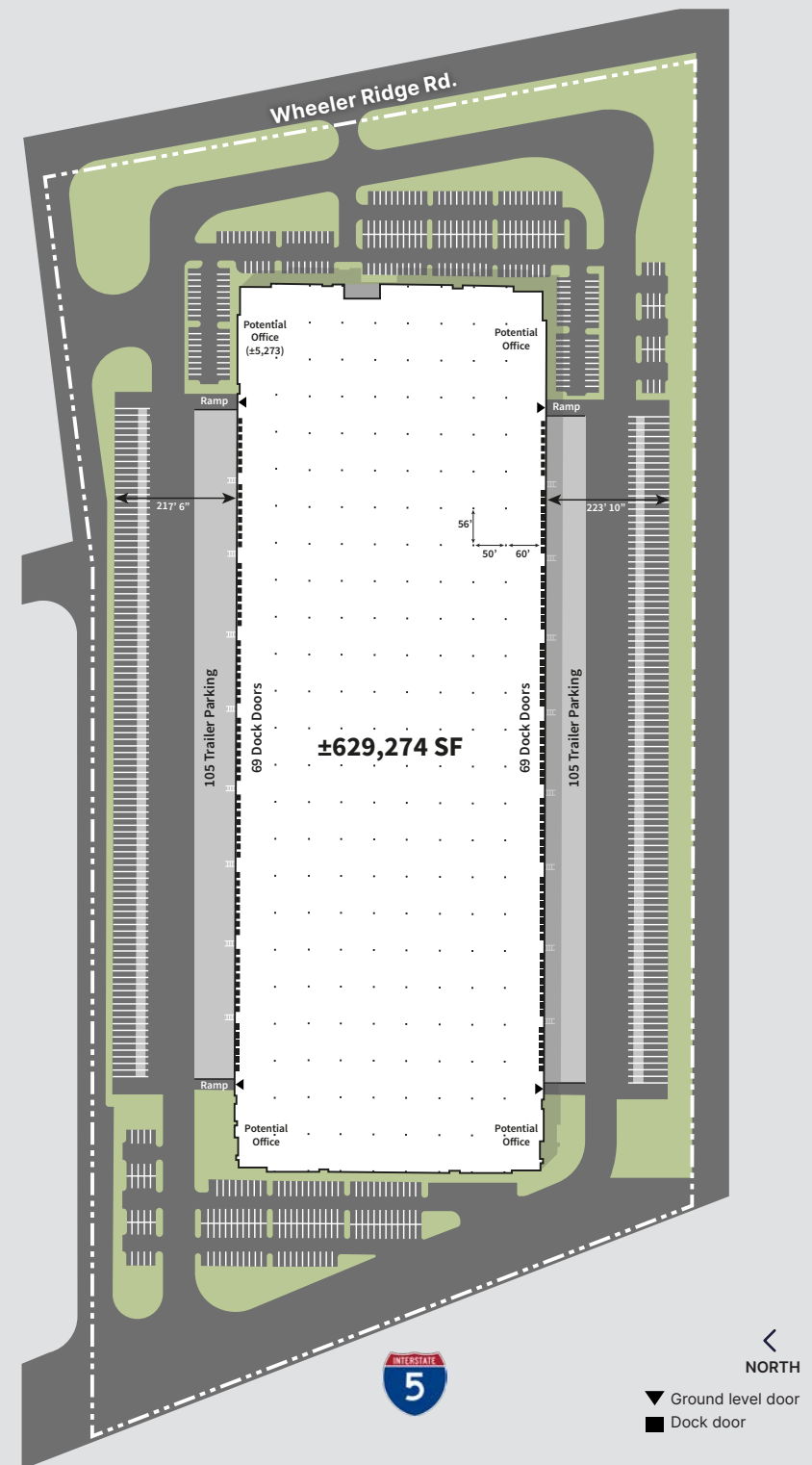
Under construction ± 629,274 SF state-of-the-art cross-dock warehouse facility

BUILDING SPECIFICATIONS

± 629,274 SF	Cross-Dock Warehouse (Divisible)
36'	Minimum Clearance Height
138 / 4	Dock High / Ground Level Doors
ESFR	Sprinkler System
210	Trailer Parking Spaces
458	Auto Parking Spaces
38.86 AC	Parcel Size
7"	Minimum Floor Slab
I-5 / SR-99	Immediate Access
FTZ #276	Foreign Trade Zone
217' & 223'	Truck Courts
56' X 50'	Column Spacing

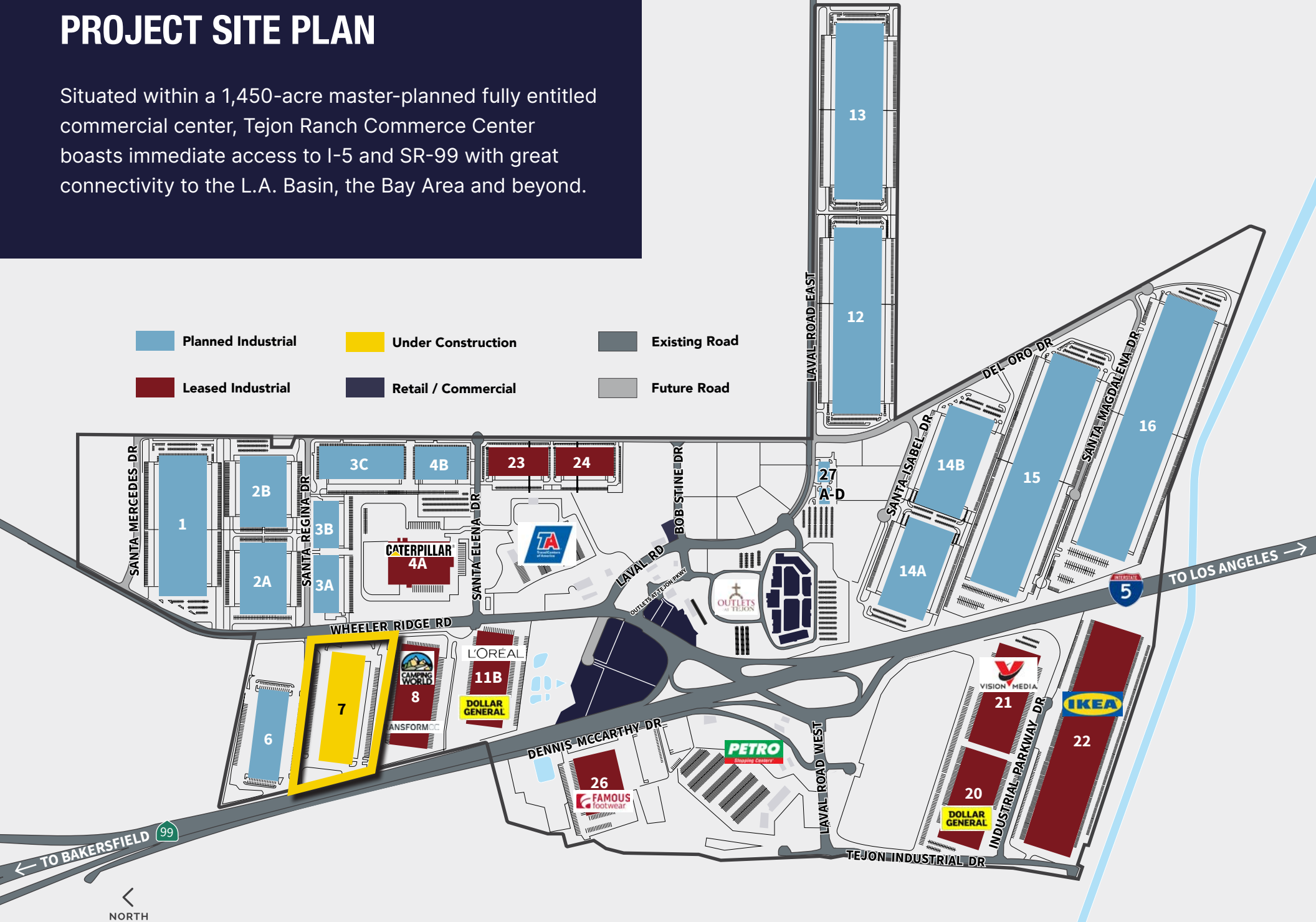
SPEC IMPROVEMENTS

68	40K lb Capacity Mechanical Pit Levelers
20' Candle	LED Warehouse Lighting
5,273 SF	Office



PROJECT SITE PLAN

Situated within a 1,450-acre master-planned fully entitled commercial center, Tejon Ranch Commerce Center boasts immediate access to I-5 and SR-99 with great connectivity to the L.A. Basin, the Bay Area and beyond.



AMENITIES

- **4,000+ people** come to work at Tejon Ranch Commerce Center every day
- **83,000+ cars** pass through Tejon Ranch on a daily basis
- **Included in Foreign Trade Zone # 276** and qualified for Kern County Economic Incentive Plan



RETAIL



Calvin Klein



HOTELS



AUTO



FOOD





TEJON RANCH
LEBEC

120 minutes

90 minutes

60 minutes

LOCATION & ACCESSIBILITY

±2 hours to Tejon Ranch from
Ports of LA/Long Beach (±110 miles)



PORTS OF LOS ANGELES
AND LONG BEACH



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.