



1,125,180 SF
THE BUILDING THAT WORKS.
 0 TEJON INDUSTRIAL DR., TEJON RANCH, CA 93203

Property Highlights

- Brand new Class A cross dock distribution building affording distribution companies the best building to operate their logistics business
- 1,125,180 SF on 63.50 acres offering larger users the ability to operate in a building size not found in the North Los Angeles region and providing the ability to consolidate operations
- Building can be available for occupancy within 10 months of lease execution with the most competitive rental rate in Southern California
- 234 dock high positions and 4 ground level loading doors allow for unsurpassed loading ability
- 484 trailer parking stalls and 485 vehicle stalls afford users tremendous efficiency
- 40-foot clear height is ideal for e-commerce users
- ESFR plus sprinkler system
- 185-foot dedicated truck courts allow logistics users maximum flexibility and security in their truck areas



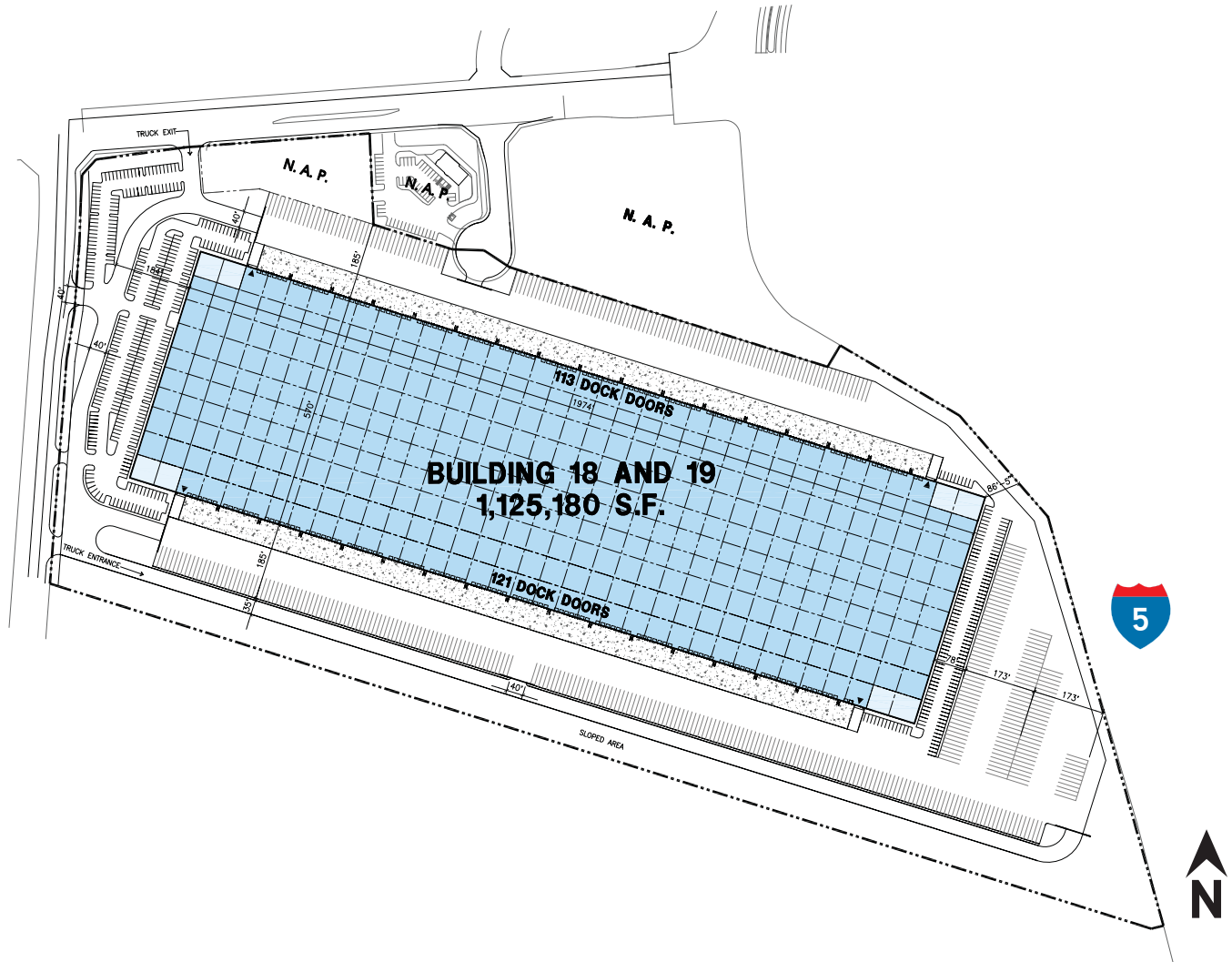
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Location Highlights

- Located within a 1,450 acre master-planned fully entitled commercial center
- 40 minutes from Santa Clarita and 20 minutes to Bakersfield
- Immediate access to I-5 and Hwy-99 with great connectivity to Southern California and beyond
- Next day delivery service to over 40 million consumers
- Corporate neighbors include IKEA, Dollar General, Caterpillar, Famous Footwear
- Amenity rich environment – Outlets at Tejon and numerous other retail, dining and lodging
- Excellent and available labor pool with strong work ethic
- Abundant labor force of 4,000 employees already employed at Tejon Ranch Commerce Center
- Kern County's only active Foreign Trade Zone # 276 available for importers requiring duty deferral

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