



# Tejon Ranch Commerce Center



**629,274 SF**

**5151 Wheeler Ridge Road  
Tejon Ranch, CA 93243**

[www.tejoncommerce.com](http://www.tejoncommerce.com)

**Newly planned industrial building  
on 37.5 acres of land**

(building permit issued)

# Features

**629,274 SF**

Total Building Size (divisible)

**37.5 Acres**

Parcel Size  
APN: 238-091-060

**I-5 / SR-99**

Immediate Access

**36'**

Clearance Height

**7"**

Minimum Floor Slab

**136**

Dock High Doors

**4**

Ground Level Doors

**ESFR**

Sprinkler System

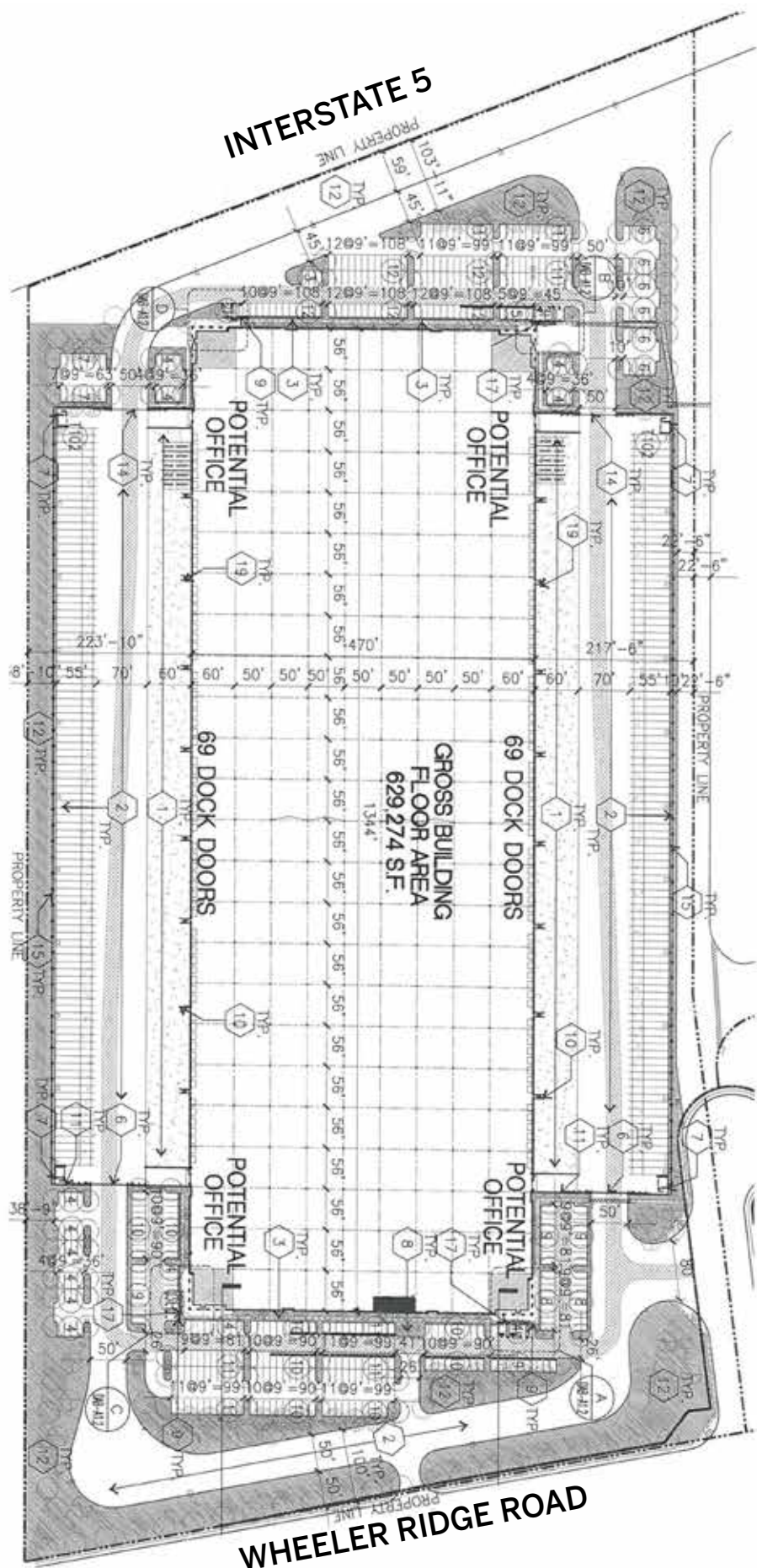
**185'**

Cross Dock Truck Courts

**458 cars  
210 trailers**

Parking

# Building Site Plan



**Case Study:** 5205 Wheeler Ridge Rd.  
±580,000 SF building adjacent to 5151 Wheeler Ridge Rd.

**Submitted building plans to building completion in 12 months!**

## Timeline

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- **January 2019:** Received grading and foundation permit; began pad formation
- **February 2019:** Submitted building plans to Kern County
- **April 2019:** Received approved building plans in 10 weeks; began tilting walls
- **July 2019:** Roof completed
- **September 2019:** Began construction of tenant's specific improvements
- **December 2019:** Building completion and receipt of Certificate of Occupancy

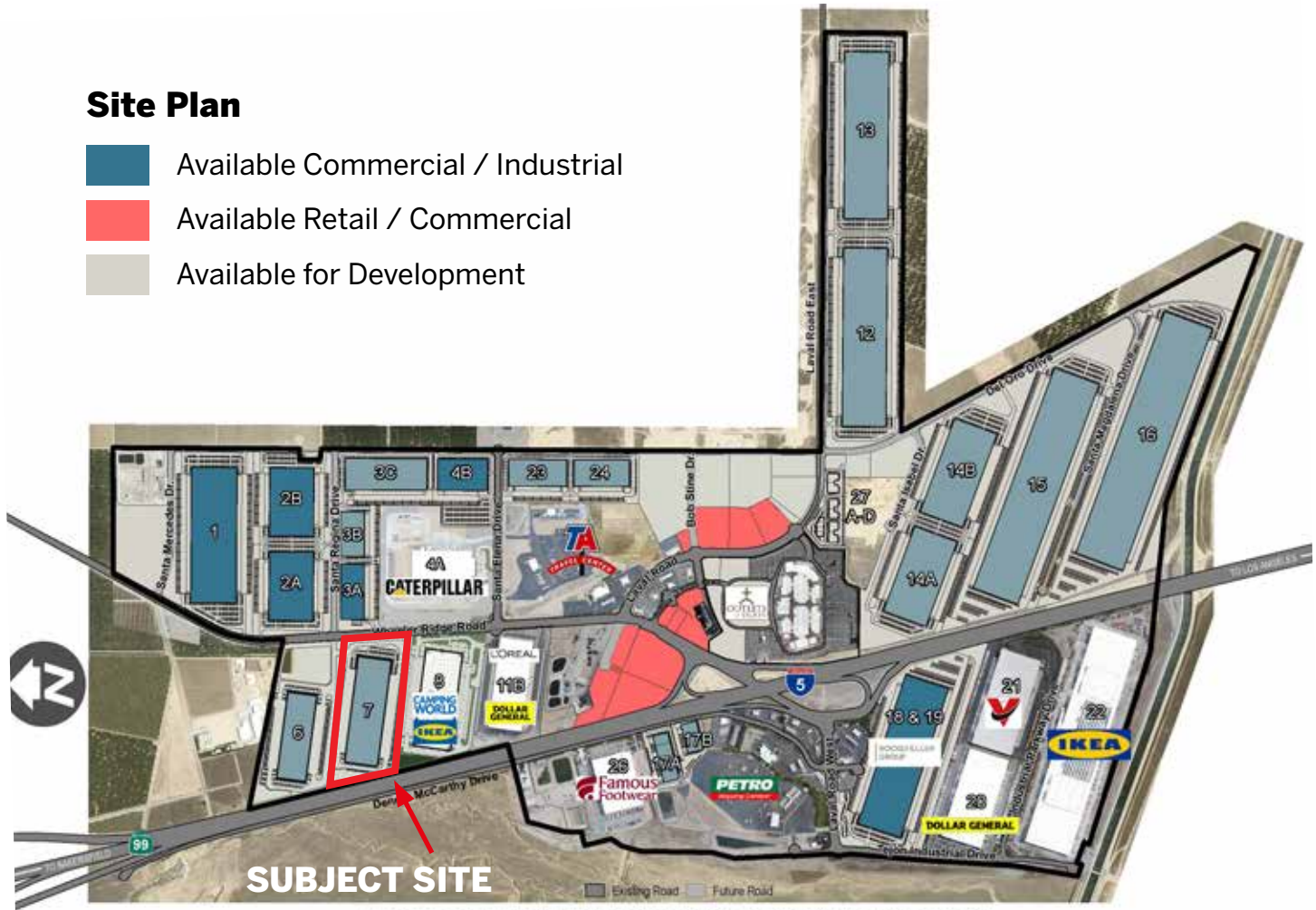




# About the Site

## Site Plan

- Available Commercial / Industrial
- Available Retail / Commercial
- Available for Development



Conceptual plan for preliminary planning purposes only. This plan is subject to change and the owner reserves the right to make design or layout changes at any time.

## Area Amenities



# Location Highlights

- Located within a 1,450 acre master-planned fully entitled commercial center
- 40 minutes from Santa Clarita and 20 minutes to Bakersfield. 1 hour to North Los Angeles, 2 hours to the Ports of Los Angeles and Long Beach, 4 hours to the Port of Oakland providing supply chain risk mitigation
- Immediate access to I-5 and Hwy-99 with great connectivity to the LA Basin, the Bay Area and beyond
- Next day delivery service to over 40 million consumers
- Corporate neighbors include IKEA, Dollar General, Caterpillar, Famous Footwear, Camping World and L'Oreal
- Abundant labor force of 4,000 employees already employed at Tejon Ranch Commerce Center
- Included in Foreign Trade Zone # 276
- Qualifies for Kern County Economic Incentive Plan



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**BRENT WEIRICK**

+1 818 531 9679  
brent.weirick@am.jll.com  
License #00954803

**MIKE MCCRARY**

+1 909 467 6885  
mike.mccrary@am.jll.com  
License #01054055

**MAC HEWETT**

+1 909 467 6902  
mac.hewett@am.jll.com  
License #01920070

**PETER MCWILLIAMS**

+1 909 467 6860  
peter.mcwilliams@am.jll.com  
License #00973278

