



Tejon Ranch Commerce Center



189,880 SF

FOR LEASE

5205 Wheeler Ridge Drive, Tejon Ranch, CA 93203

www.tejoncommerce.com

Expected delivery **December 2019**

Features

189,880
SF

Total Building
579 x 40 SF

34

Acre Lot Size

36'

Clearance Height

7- inch

Minimum Floor Slab

33

Dock Height Doors

±2

Ground Level Doors

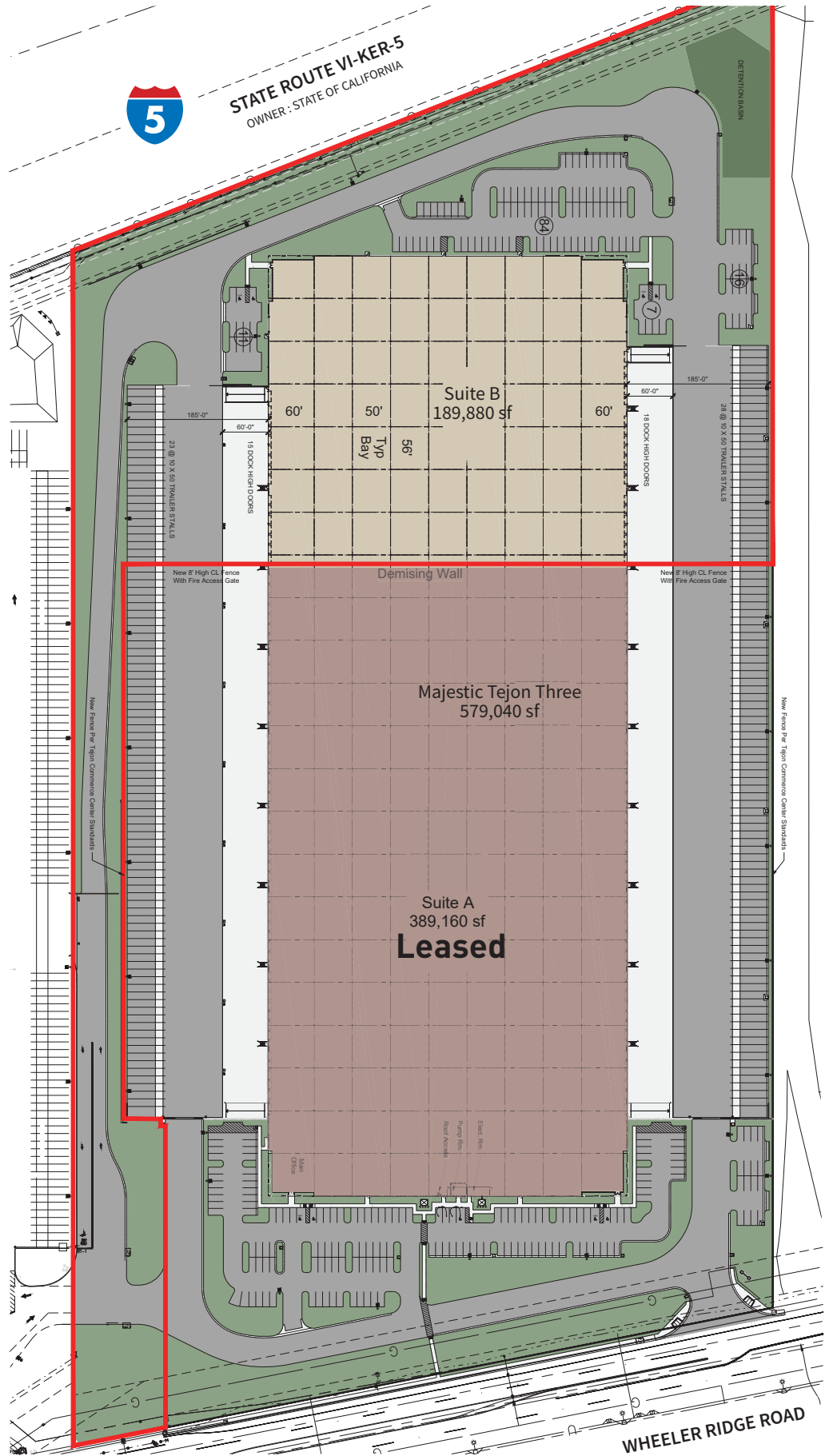
ESFR

Sprinkler System

185'

Truck Courts

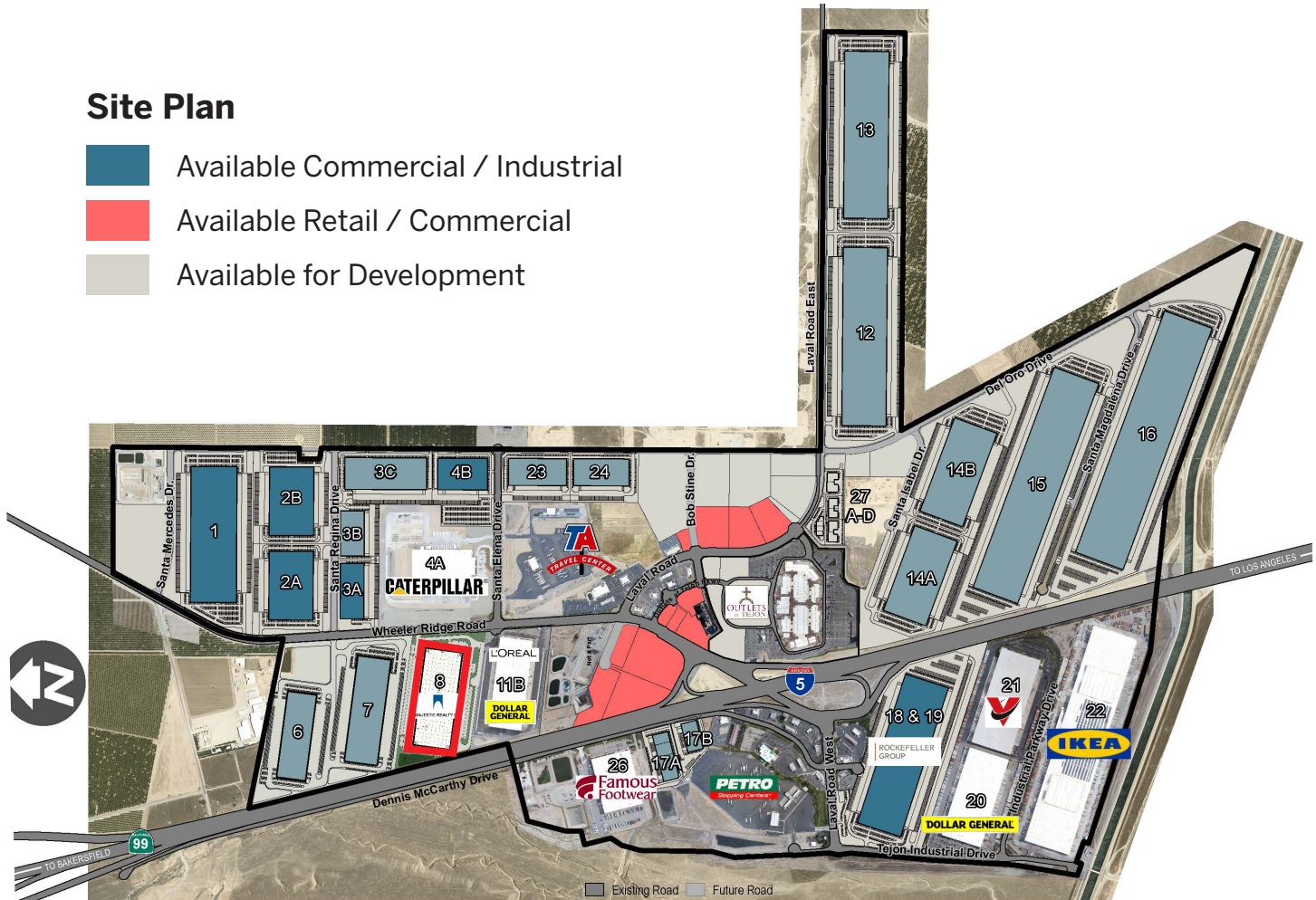
Building Site Plan



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, 3 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 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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