TEJON RANCH
COMMERCE CENTER

A Joint Venture Partnership Between
MAJESTIC REALTY CO. and TEJON RANCH COMPANY

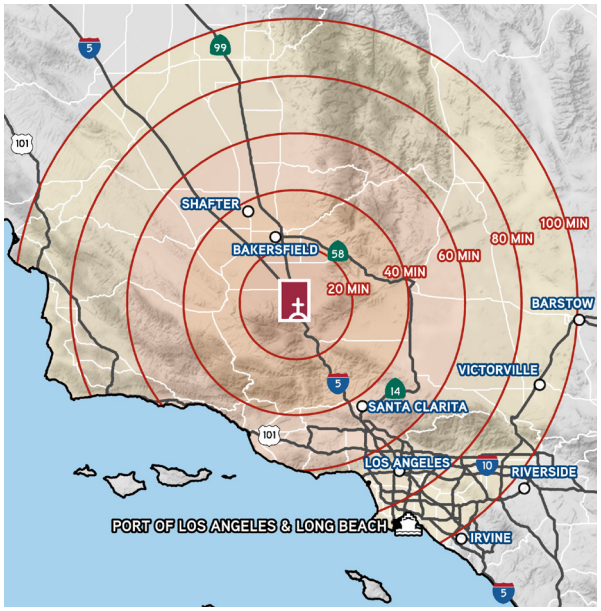
240,155 SF

THE BUILDING THAT **WORKS.**

5337 WHEELER RIDGE RD., UNIT A, TEJON RANCH, CA 93203

Property Highlights

- New Class A cross dock distribution building affording distribution companies the best building to operate their logistics business
- 240,155 SF offering larger users the ability to operate in a building size not found in the North Los Angeles region
- 51 dock high positions and 2 ground level loading doors
- 81 trailer parking stalls and 116 vehicle stalls
- 36-foot clear height is ideal for e-commerce and modern logistic users
- 7-inch minimum floor slab
- ESFR sprinkler system
- 185-foot truck courts allow logistics users maximum efficiency and maneuverability in their truck areas
- Building is divisible (120,000 SF)



Please visit www.tejoncommerce.com for more information regarding labor, logistics, lower overhead costs, Foreign Trade Zone status and Kern County economic incentives

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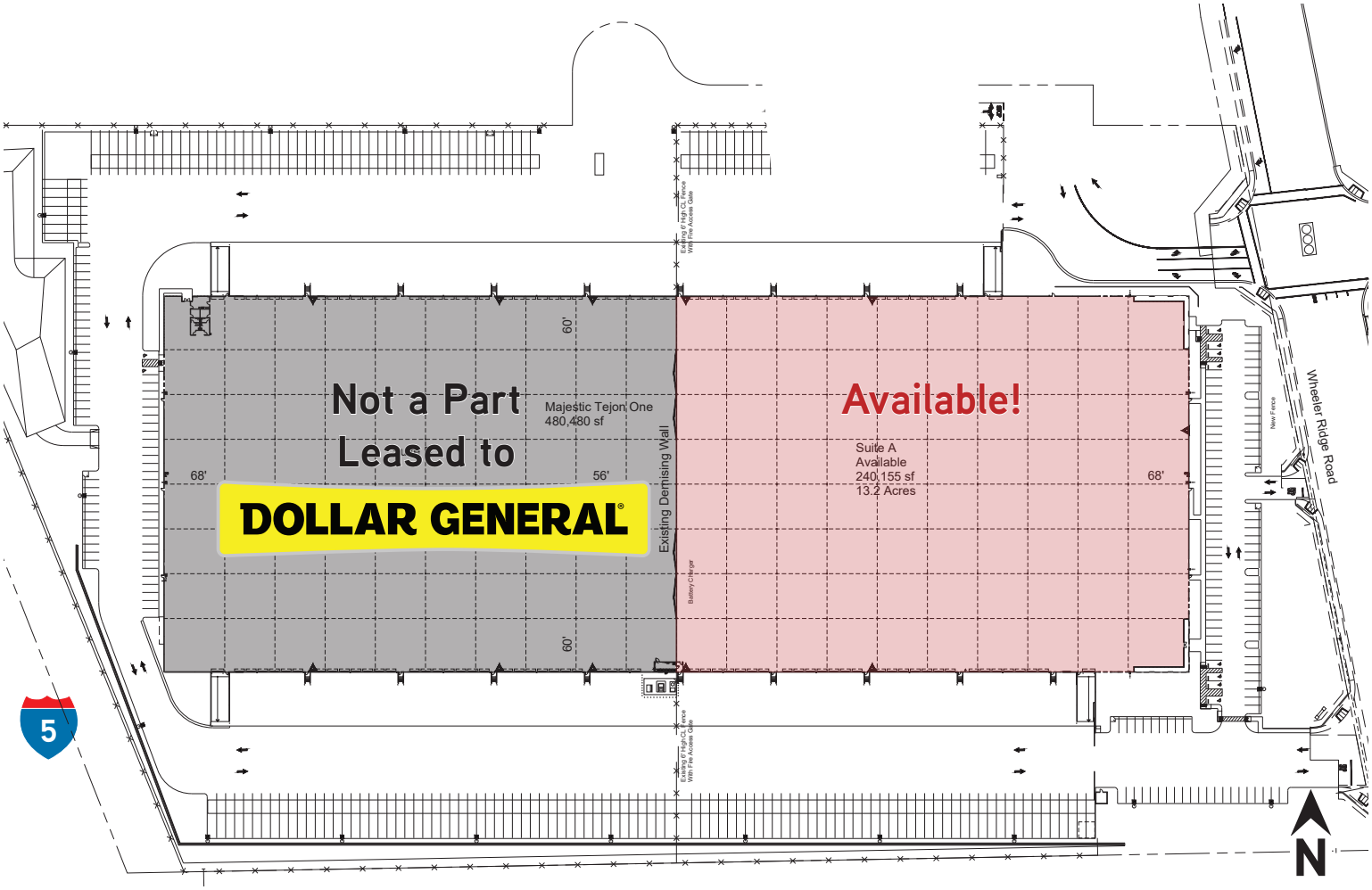

Location Highlights

- Located within a 1,450 acre master-planned fully entitled commercial center
- 40 minutes from Santa Clarita and 20 minutes to Bakersfield, 1 hour to Downtown Los Angeles and 3 hours to the Bay Area
- Immediate access to I-5 and Hwy-99 with great connectivity to the LA Basin, the Bay Area and beyond
- Dual access to the Ports of Los Angeles / Long Beach and Port of Oakland, providing supply chain risk mitigation
- 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 and lower labor rates
- Abundant labor force of 4,000 employees already employed at Tejon Ranch Commerce Center
- All industrial sites at Tejon Ranch Commerce Center included in Foreign Trade Zone # 276
- Only major logistics center that qualifies for Kern County economic incentive plan

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