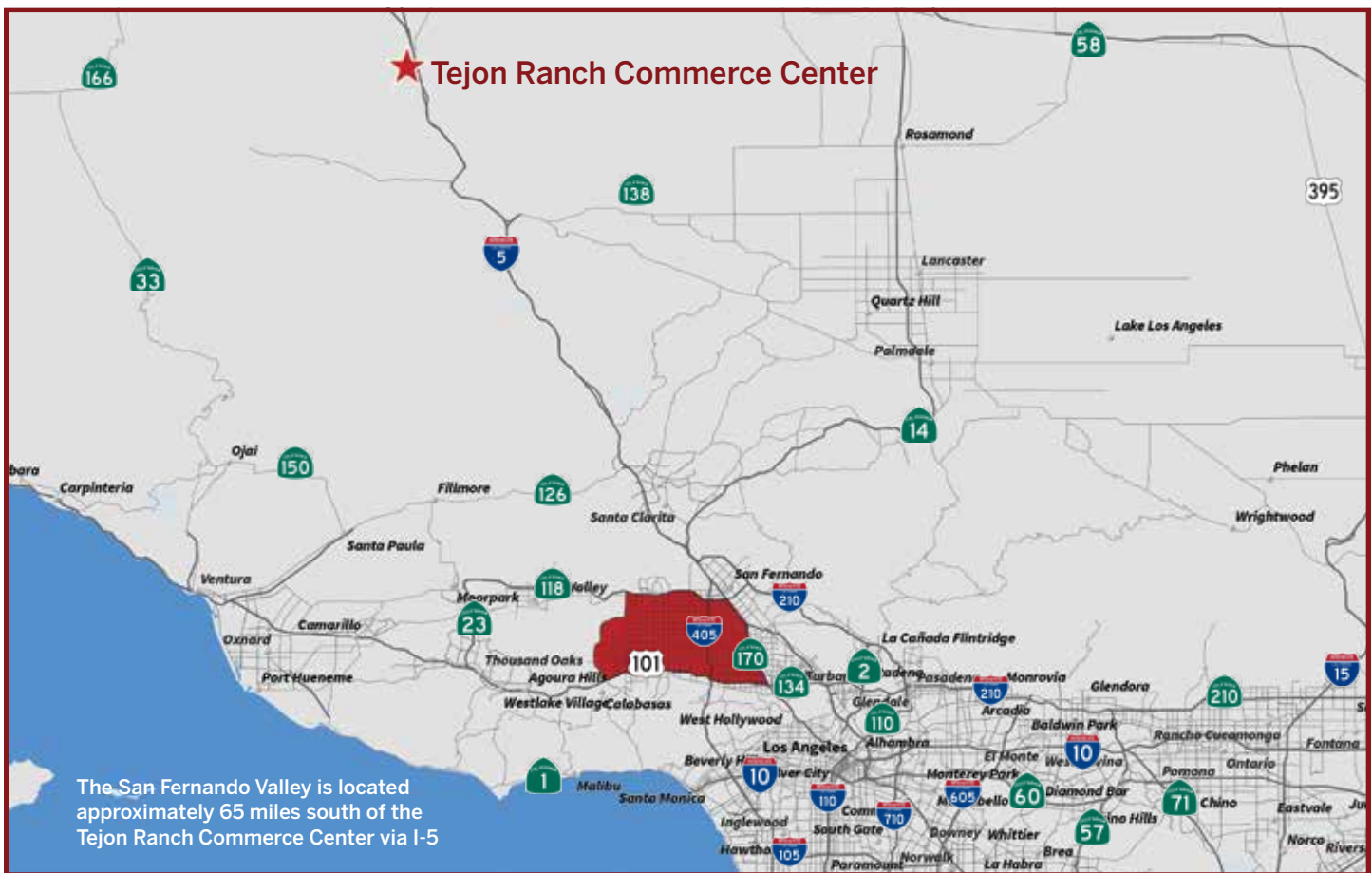


11.7 ACRES OF FULLY-ENTITLED
M2-ZONED LAND **FOR SALE**



Parcel 17-A&B
Dennis McCarthy Dr., Tejon Ranch, CA

Rare opportunity to purchase 11.7 acres of M2-zoned land, together with all easements, development rights and warranties. Fully-entitled to construct an approximate 200,000 SF Class A industrial building. Situated along Interstate 5, Tejon Ranch Commerce Center is approximately one hour north of the San Fernando Valley.



At the Crossroads of Growth

Tejon Ranch Commerce Center is a 1-day truck turn from 40 MM consumers. And we're a 3-day truck turn from 70 MM+. You won't find a location with better access to the Western 13 states.

- Plans to completion in 10 months
- Foreign-Trade Zone 276 is active – so importers can defer import duties/tariffs until the imported products enter U.S. commerce
- Direct access to I-5 and SR-99, easily connecting to both the I-15 and I-40 corridors
- Multiple-port access: 2 hours from Ports of L.A./Long Beach and 4 hours from Port of Oakland
- Proximity to both north Los Angeles and Bakersfield

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Tejon Ranch Commerce Center Site Plan



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