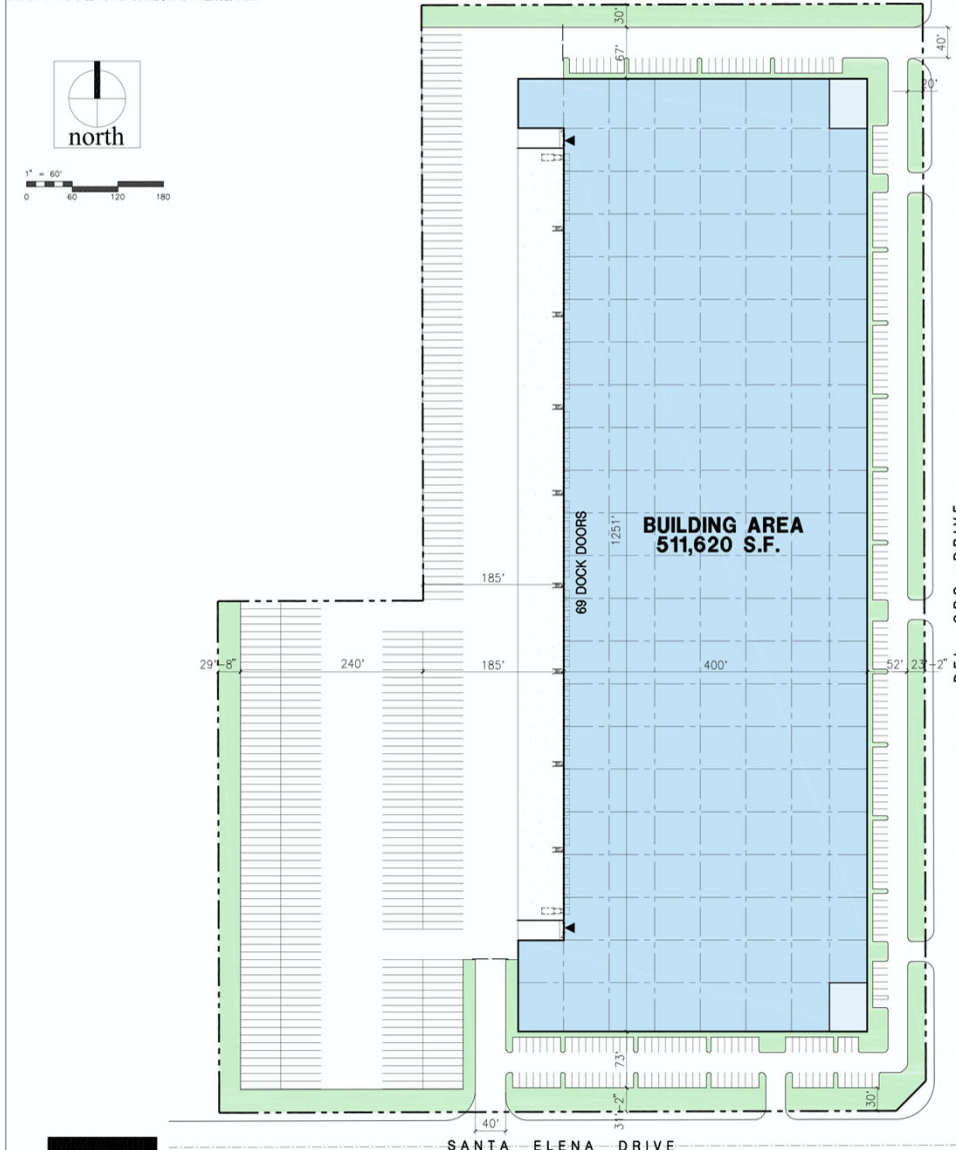


CONCEPTUAL SITE PLAN

BUYER CAN DETERMINE FINAL SITE PLAN

CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT



Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

Tabulation

SITE AREA		
In s.f.	1,138,262	sf
In acres	26.13	ac
BUILDING AREA		
Office	10,000	sf
Warehouse	501,620	sf
TOTAL	511,620	sf
FLOOR AREA RATIO		
Maximum Allowed	0.50	
Actual	0.449	
LOT COVERAGE		
Actual	44.9%	
AUTO PARKING REQUIRED		
Office: 1/250 s.f.	40	stalls
Whse: 1/5,000 s.f.	100	stalls
TOTAL	140	stalls
AUTO PARKING PROVIDED		
Standard (9' x 20')	241	stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	315	stalls
ZONING ORDINANCE		
Zoning - Tejon Industrial Complex East SP - (GI)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 100'		
LANDSCAPE REQUIREMENT		
Percentage - To be verified		
LANDSCAPE PROVIDED		
In s.f.	121,047	sf
Percentage	10.6%	
SETBACKS		
Building	Parking	Landscape
Local Street (Santa Elena Dr)-20'	15'	15'
Collector Rd (Del Oro Dr)- 25'	20'	20'
Arterial Rd (Laval Rd)- 30'	20'	20'
Side/ Rear - None	None	None



18831 Barden Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Conceptual Site Plan

Santa Elena Drive & Del Oro Drive

Kern County, CA



TEJON RANCH
COMMERCE CENTER

October 25, 2024 / Job #24329

Scheme 1



TEJON RANCH
COMMERCE CENTER

99

INTERSTATE
CALIFORNIA
5



26.13 AC

CATERPILLAR

plant
PREFAB



TRANSFORMCO

L'ORÉAL



DOLLAR
GENERAL



TERRA
VISTA
-TEJON

GOLDEN
TOUCH

OUTLETS
AT TEJON



INTERSTATE
CALIFORNIA
5

FULLY ENTITLED
INDUSTRIAL SITE
AVAILABLE FOR OCCUPIER
BUILD-TO-SUIT
OPPORTUNITY

TEJON
RANCH
COMMERCE
CENTER



AVAILABLE FOR PURCHASE

26.13 ACRE FULLY ENTITLED SITE | TEJON RANCH, CA 93243



TEJON RANCH
COMMERCE CENTER

SITE SPECIFICATIONS

FOR SALE
ENTITLED INDUSTRIAL SITE
AVAILABLE FOR DEVELOPMENT BY
OWNER/OPERATOR

26.13 ACRES

*Site in successful
industrial park
adjacent to existing
warehouses with
world-class tenants*

*Ideal opportunity for
Operator to develop &
own facility*



LOCATION:	Tejon Ranch, CA
ADDRESS:	Wheeler Ridge & Santa Elena
BUILDING SIZE:	Buyer to Decide - Up to 50% FAR (569,131 SF)
SITE:	±26.13 Acres Net (1,138,262 SF)
ZONING:	General Industrial
CEQA/ENTITLEMENT:	Approved EIR & Specific Plan
REMAINING APPROVALS REQUIRED:	Ministerial Site Plan Approval through Kern County - easy development pathway for quick building completion
UTILITIES:	Seller will deliver stubbed to site

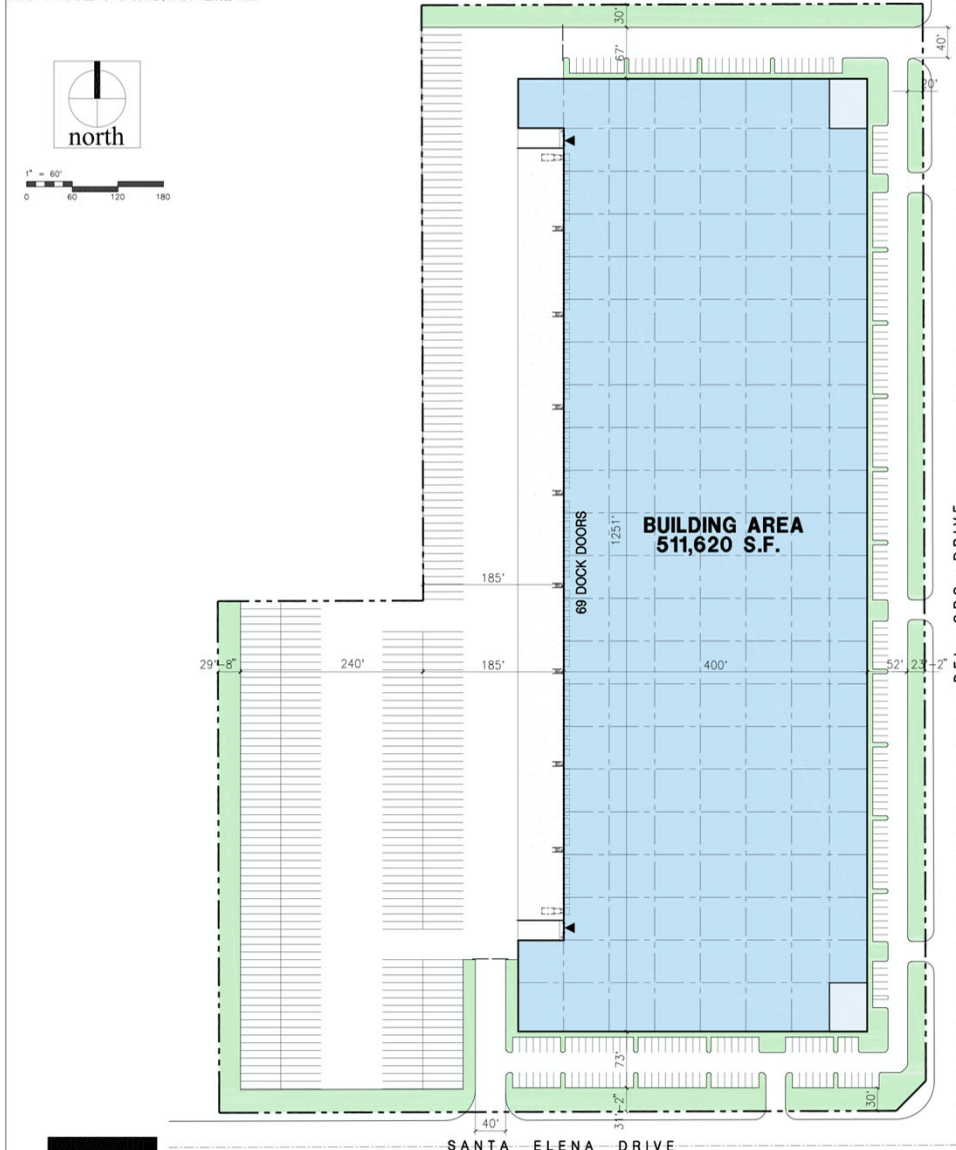


TEJON RANCH
COMMERCE CENTER

CONCEPTUAL SITE PLAN

BUYER CAN DETERMINE FINAL SITE PLAN

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Aerial Map



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Conceptual Site Plan Santa Elena Drive & Del Oro Drive

Kern County, CA



TEJON RANCH
COMMERCE CENTER

October 25, 2024 / Job #24329
Scheme 1



TEJON RANCH
COMMERCE CENTER

MASTER-PLANNED GROWTH

TEJON RANCH CO. + TRCC

OVERVIEW



TEJON RANCH COMPANY:

Diversified real estate development and agribusiness company: Owns 270,000 acres of contiguous land in prime Southern California market (along heavily trafficked I-5 north/south corridor).

- Master Developer of Tejon Ranch Commerce Center.
- NYSE Traded: TRC

TEJON RANCH COMMERCE CENTER:

- Part of Tejon Ranch Company's sustainable master plan for development & conservation.
- Established logistics center in strategic location at the junction of I-5 & CA-99.
- **≈5,000 jobs existing.**
- 495 apartment units planned – 1st Phase of 228 under construction with opening Q2 2025.
- Existing owner-operators who have invested at TRCC include IKEA, Nestle, Caterpillar, and Famous Footwear.
- 8,900,000 SF developed or in process.
 - 8.2 MM SF logistics and light manufacturing.
 - 0% vacancy.
 - Tenants include: IKEA, Nestle, Caterpillar, Dollar General, Famous Footwear, L'Oreal, Camping World, Plant Prefab, Sunrise Brands.
- 674,000 SF highway commercial:
 - 365,000 SF Outlets at Tejon.
 - 212 hotel rooms.
 - 20+ restaurants.
 - 2 travel centers.
- 11.4 MM SF entitled and to be developed:
 - 11.1 MM SF logistics and light manufacturing.
 - 282,000 SF highway commercial.

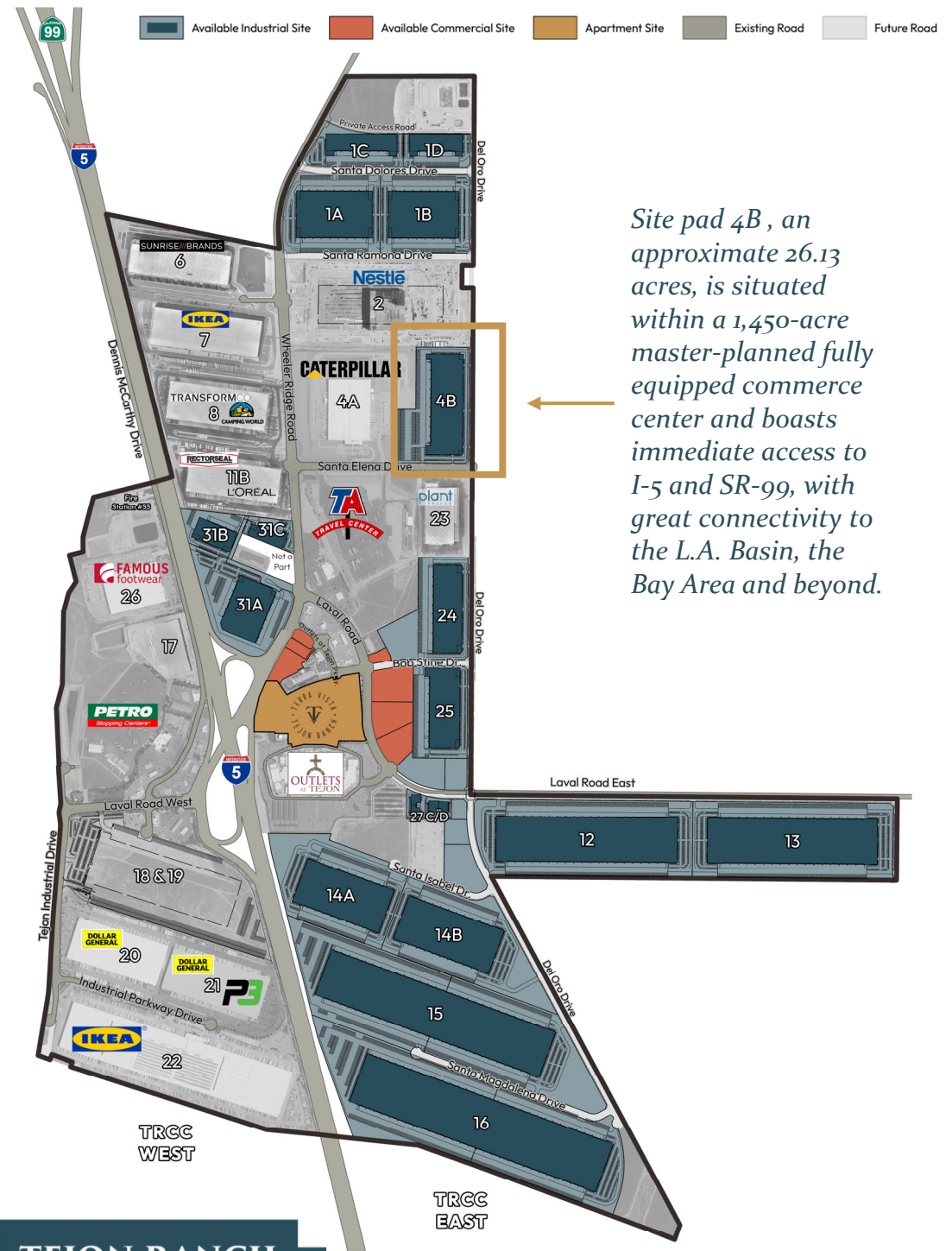


TEJON RANCH
COMMERCE CENTER

TEJON RANCH'S PREMIER LOGISTICS FACILITY

1,450 ACRE MASTER PLAN

Tejon Ranch Commerce Center (TRCC) is a premier master-planned development, that includes shovel ready sites in a proven location. Developed by Tejon Ranch Company, TRCC is home to successful logistics tenants including Nestle, IKEA, and Dollar General. TRCC offers an attractive labor force, efficient permit processing, and significant operational efficiency, with driver amenities and employee housing opportunities nearby. Situated at the intersection of Interstate-5 and Laval Road, TRCC is a proven cornerstone for operational excellence. TRCC is approved for 24-hour operations, includes approved truck routes to major interstates, and no residential development is planned adjacent to the 4B site. With ongoing expansion and value-driven projects, we're not just planning for efficiency – we're actively delivering it.



TEJON RANCH
COMMERCE CENTER

UNMATCHED SPEED OF DELIVERY

FROM GRADING PERMIT APPLICATION TO
COMPLETE IN 13 MONTHS

TEJON RANCH
COMMERCE
CENTER IS
FULLY
ENTITLED

*This building pre-
leased before
construction and
completed ahead of
schedule!*



5125 WHEELER RIDGE RD. TEJON RANCH, CA • 446,400 SF

DECEMBER 2022
Lease Signed

FEBRUARY 2023
*Began pad
formation*

MAY 2023
*Site work
complete*

SEPTEMBER 2023
*Roof on and
TI's underway*

DECEMBER 2023
*Certificate of
occupancy issued.
Complete!*

JANUARY 2023
*Received grading and
foundation permit,
began pad formation*

APRIL 2023
*Received approved
building plans in
10 weeks*

JULY 2023
Walls tilted

NOVEMBER 2023
Power on



TEJON RANCH
COMMERCE CENTER

ACCESS MAP

AT THE CROSSROADS OF GROWTH

Tejon Ranch Commerce Center is a 1-day truck turn from 54 M+ consumers. And we're a 2-day truck turn from 103 M+. You won't find a location with better access to the Western 13 states.

- 2 hours from LA/LB port complex, which averages over 9M imported TEUs annually, more than the 5 largest East and Gulf Coast ports combined
- 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
- Stable property market showing value growth
- Investment tax incentives available for qualifying users through County incentive program (<https://advancekern.com/>)



Freeway Frontage



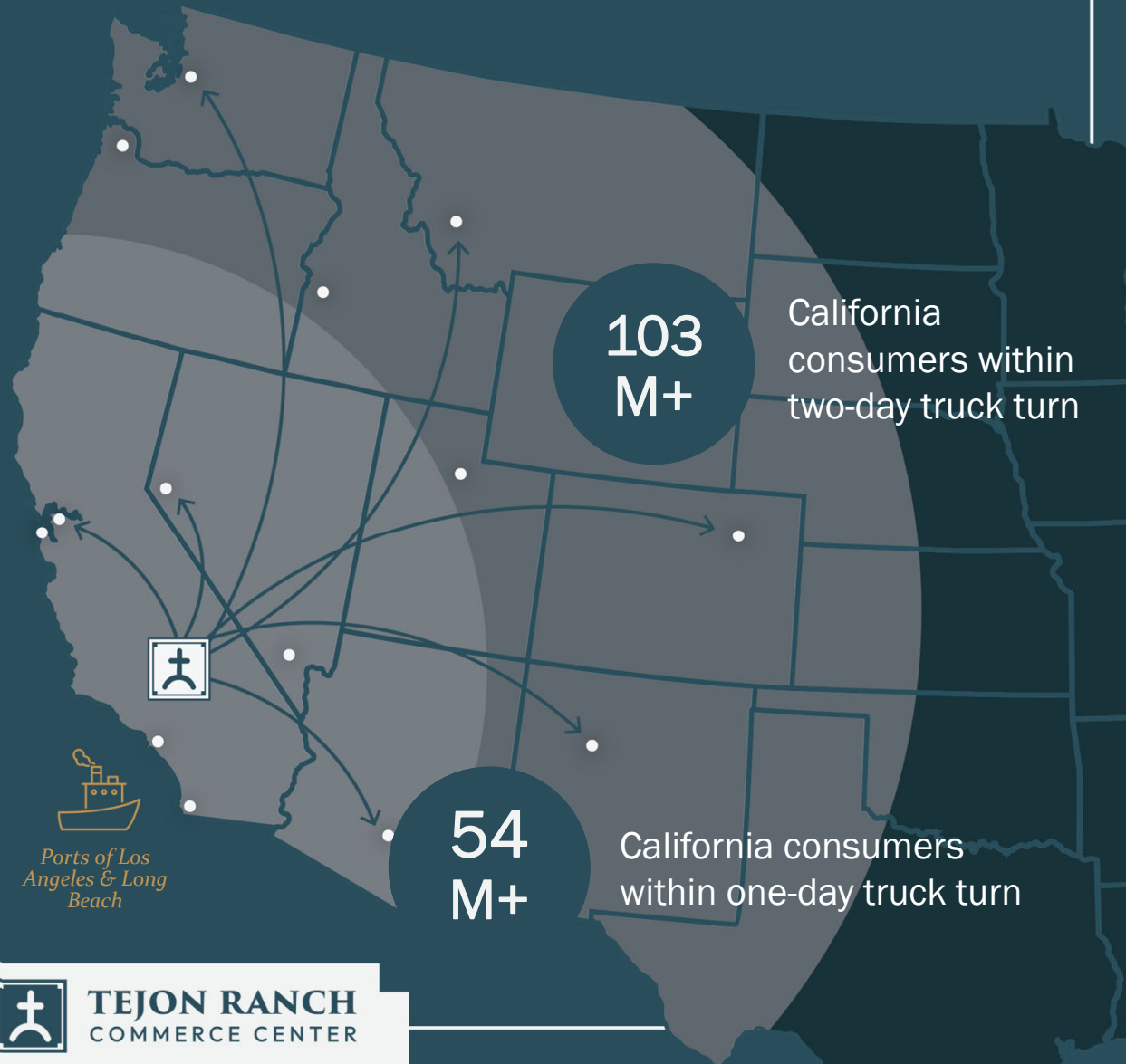
Access to Los Angeles/Long Beach and Oakland ports



35 minutes from Bakersfield Meadows Field Airport



Access to dozens of Truckload and less-than Truckload carriers



AREA AMENITIES

On-site amenities for truckers, employees, and future residents at Tejon Ranch Commerce Center include the following:



APARTMENTS

TERRA VISTA
at TEJON
Coming Soon



HOTELS

MICROTEL
BY WYNDHAM

BW Best Western

Hampton Inn
by Hilton

Hard Rock
HOTEL & CASINO
Coming Soon



SERVICES, GAS + EV STATIONS

Mobil

Chevron

Blue Beacon

Shell

GOASIS

TA
TravelCenters of America

PETRO
Stopping Centers

TESLA
SUPERCHARGER



RESTAURANTS + RETAIL

Denny's

BAJA FRESH

BURGER KING

BR
BASKIN-ROBBINS

the Habit
BURGER GRILL

Black Bear
Diner

TONY'S PIZZA

PANDA EXPRESS
CHINESE KITCHEN

CHIPOTLE
MEXICAN GRILL

Carl's Jr.

ROLL-EM-UP
~TAQUITOS~

McDonald's

Auntie Anne's

POPEYES
LOUISIANA KITCHEN

IHOP

jamba

SUBWAY

Starbucks

TACO BELL

Pizza Hut Express

IN-N-OUT
BURGER

Wendy's

PIE OLOGY
PIZZERIA

Arby's

OUTLETS
AT TEJON



TEJON RANCH
COMMERCE CENTER

A WORKFORCE THAT WORKS IN YOUR FAVOR

- **±5,000** Employees come to work each day at TRCC
- **Lowest priced industrial labor** market in Southern & Central California*
- Regional unemployment rate of **6.9%**
- Hiring/tax incentives available for qualifying users (<https://advancekern.com/>)
- When combining labor, warehouse rents, and drayage, operating at Tejon is on average **\$3.3M cheaper** than the Inland Empire**

*statistics from JLL; **assumes 500,000 SF Warehouse, 200 employees, and 1,200 annual containers

TARGETED WORKFORCE



65,754

Transportation,
Material
Moving Jobs



40,956

Production
Jobs



24,046

Installation,
Maintenance,
Repair Jobs



*Population +
Demographics
Within 60
Minutes*



1,682,294

Total Population

INDUSTRY COMPOSITION



45,402

Transportation/
Warehousing



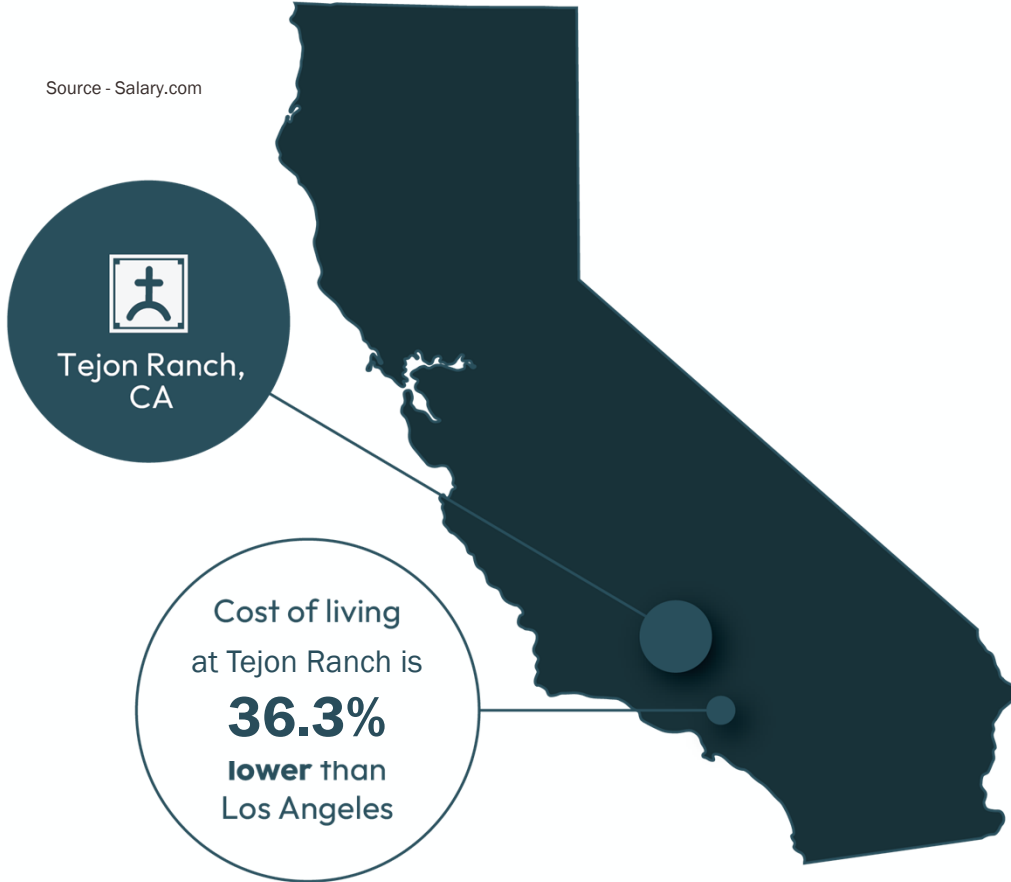
60,118

Manufacturing



TEJON RANCH
COMMERCE CENTER

Source - Salary.com



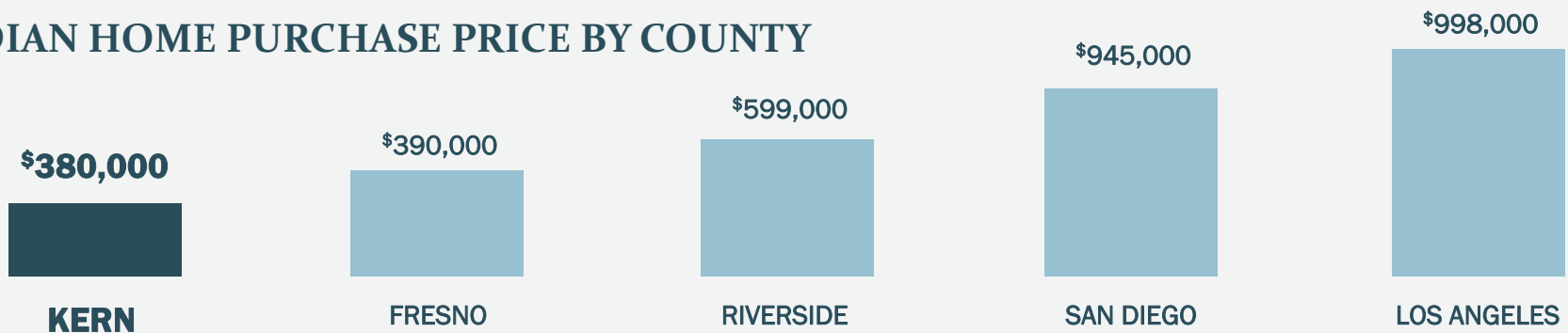
QUALITY OF LIFE

A Better Southern California Lifestyle

California's Central Valley offers an unmatched balance of affordability and quality of life. Here, you'll discover one of the most favorable wage-to-living standards in the Western U.S., providing the lowest overall cost of living for key industries and logistics. Positioned just two hours from the Port of Los Angeles, TRCC combines accessibility with convenience.

Enjoy a temperate climate and access to abundant outdoor amenities—without the heavy traffic and high housing costs typical of coastal metropolitan areas. Our workforce is resilient and deeply rooted, supporting long-term growth and stability.

MEDIAN HOME PURCHASE PRICE BY COUNTY



TEJON RANCH
COMMERCE CENTER

Source - NAR.com



26.13 AC



TEJON RANCH COMMERCE CENTER



FULLY ENTITLED
INDUSTRIAL SITE
AVAILABLE FOR OCCUPIER
BUILD-TO-SUIT
OPPORTUNITY

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TEJON RANCH
COMMERCE CENTER