

INDUSTRIAL OPPORTUNITIES



TEJON RANCH COMMERCE CENTER

A 1,450-ACRE MASTER-PLANNED INDUSTRIAL COMMUNITY AT THE JUNCTION OF I-5 + HIGHWAY 99



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:

Major highway retail center with 12 million annual visits and 100,000 vehicles on adjacent freeway.

- Growth catalysts incoming: Terra Vista Apartments – Open Now
- Hard Rock Casino Tejon (north of site)– Opening Nov 13, 2025

Established logistics center in strategic location at the junction of I-5 & CA-99.

≈ 5,000 jobs existing.

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.

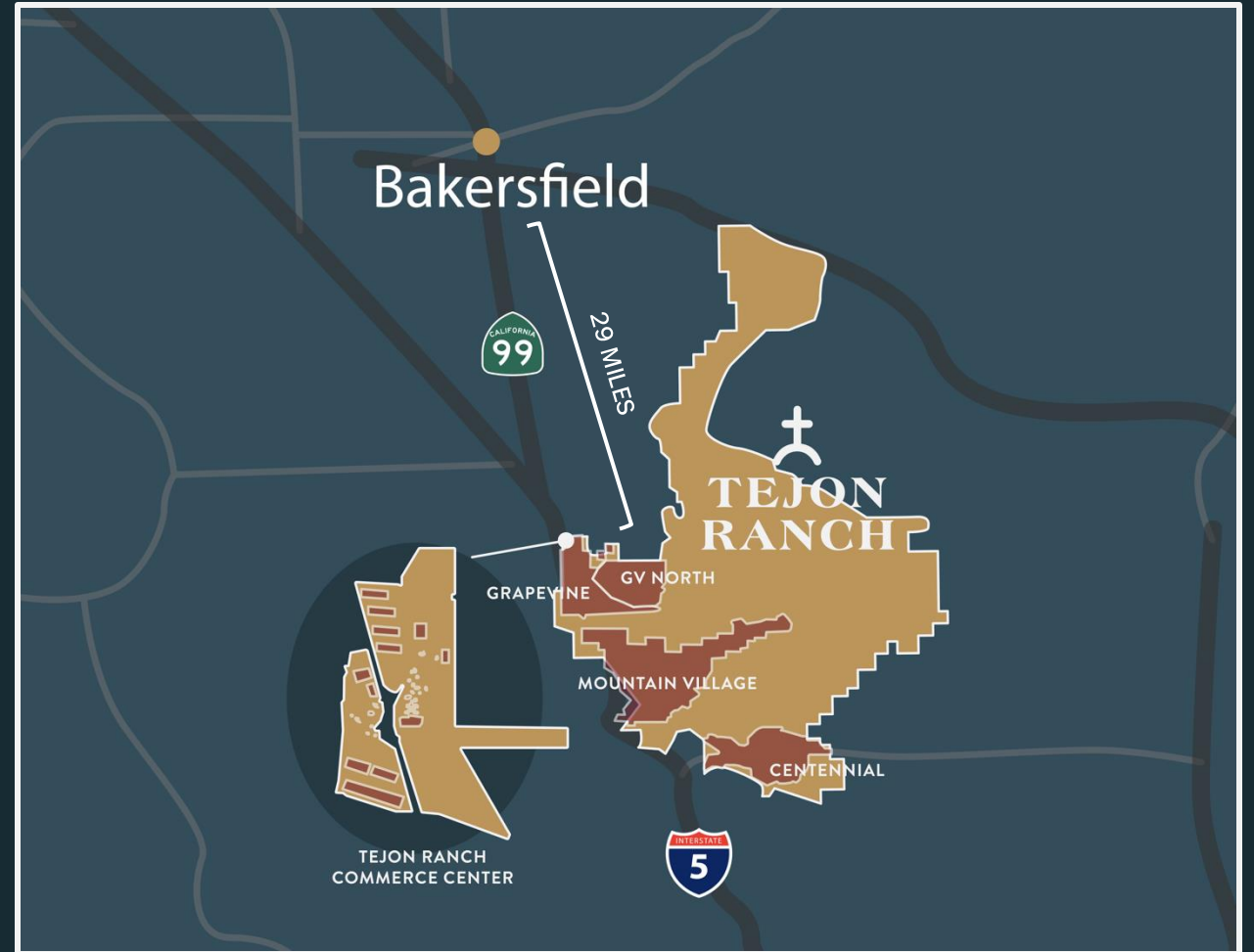
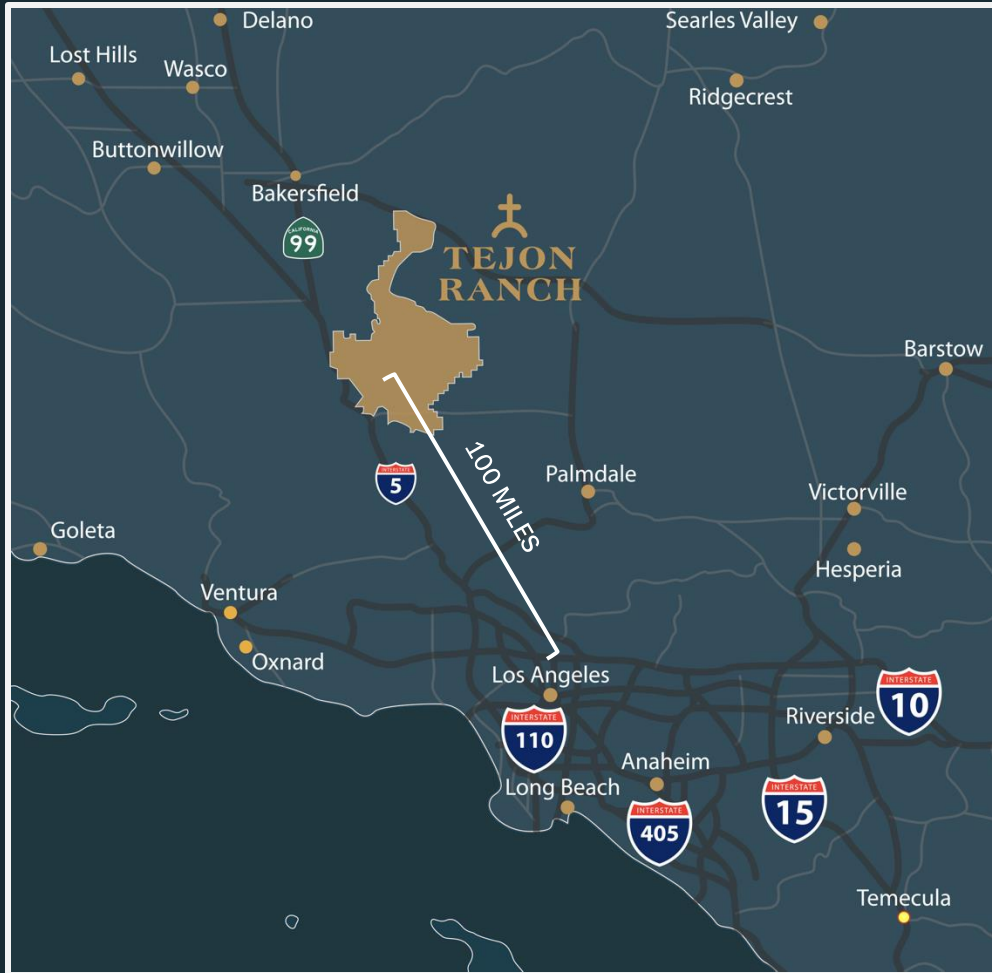
674,000 SF highway commercial:

- 365,000 SF Outlets at Tejon.
- 212 hotel rooms – Hampton Inn, Best Western, Microtel.
- 30 restaurants – Starbucks, Chipotle, Panda Express, etc. - nearly all major chains represented.
- 2 travel centers with truck service centers, truck wash, and driver amenities.

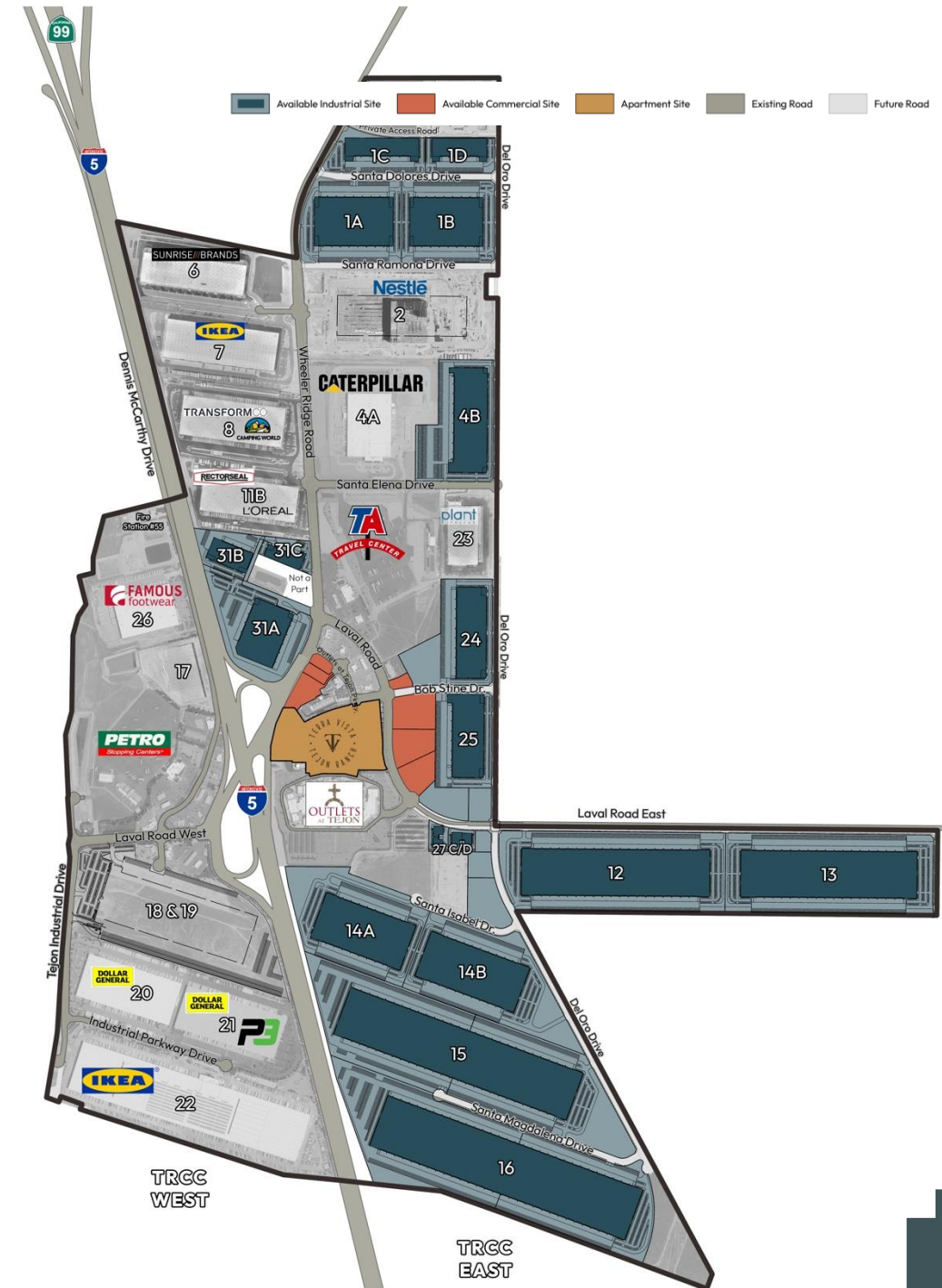
11.4 MM SF entitled and to be developed:

- 11.1 MM SF logistics and light manufacturing.
- 282,000 SF highway commercial.

Ideally Located Along Major Highways And Near Population Centers



TEJON RANCH
COMMERCE CENTER



AVAILABLE INDUSTRIAL SITES

Pad	Site Acres	Planned Building SF
1A	26.20	549,900
1B	24.57	510,700
1C	11.79	204,080
1D	7.98	154,290
4B	26.13	511,620
12	62.69	1,261,120
13	59.49	1,180,480
14A	39.02	649,800
14B	43.38	715,920
15	86.19	1,776,000
16	95.3	2,080,000
24	17.96	391,320
25	17.58	382,790
27C	1.71	26,393
27D	1.98	33,750
31A	23.62	357,220
31B	8.4	131,570
31C	4.4	73,440

In Good Company

TRCC is already home to nationally recognized brands that understand the value of location, logistics, and labor—what advantages do they see?



TEJON RANCH COMMERCE CENTER

Why TRCC?



**54M CONSUMERS
WITHIN A ONE-DAY DRIVE**

320,000 SKILLED WORKERS

**FOREIGN TRADE ZONE
BENEFITS**

**IMMEDIATE ACCESS TO I-5,
CA-99 AND CONNECTIONS
TO I-15, I-40**

California's Geographic Center of Opportunity

With direct access to major highways and ports, TRCC positions your business at the heart of Western markets. Whether you're moving goods locally or globally, our location ensures speed, efficiency, and reliability, saving you time and costs while expanding your reach.



Uncongested transportation routes for speed and efficiency.

Access to 54M consumers within one day.

Flexible sites and space availabilities.

Central location in California's market, optimizing distribution reach.

At The Crossroads of Growth



Freeway Frontage



Access to Los Angeles/ Long Beach and Oakland ports



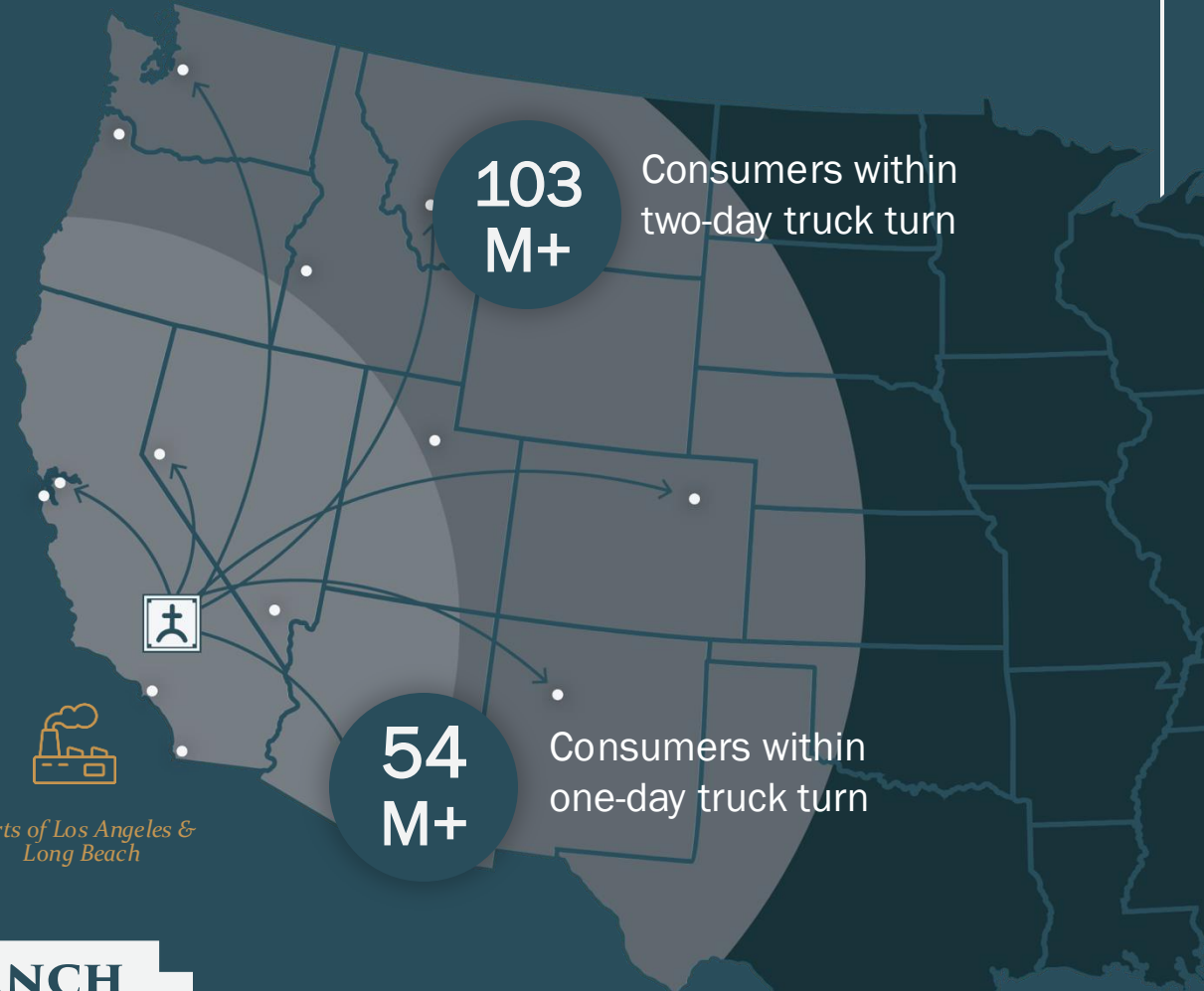
35 minutes from Bakersfield Meadows Field Airport



Access to dozens of Truckload and less-than Truckload carriers

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/>)



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 *
- **Very low turn-over rate**; Regional unemployment rate of **6.9%**
- Hiring/tax incentives available for qualifying users (<https://advancekern.com/>)
- When combining labor, warehouse rents, and drayage, Tejon is on average **\$3.3M less costly** 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



1,682,294

Total Population within
60 Minutes



45,402

Transportation/
Warehousing



60,118

Manufacturing

INDUSTRY COMPOSITION

CONSTRUCTION CASE STUDY

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



TEJON RANCH
COMMERCE CENTER

TRCC: Foreign Trade Zone # 276 Advantages

SPEED, SAVINGS + STRATEGIC REACH

FASTER, MORE FLEXIBLE SUPPLY CHAINS

- Activated FTZ designation streamlines customs and reduces port delays
- Faster turnaround times and lower inventory carrying costs
- Ideal inland hub: I-5 & Hwy 99 access, 1 hour to LA/LB ports, 1-day drive to 54 million consumers

SUBSTANTIAL COST SAVINGS

- Defer, reduce, or eliminate duties – improve cash flow
- Pay duties only when goods enter U.S. commerce
- Inverted tariffs: lower duty on finished goods
- TRCC offers turnkey FTZ access + tax incentives

PERFECT FOR HIGH- THROUGHPUT OPERATORS

- E-commerce, retail distribution, light manufacturing, auto parts, apparel, aerospace, medical devices
- Assemble, store, or re-export duty-free
- Supports seasonal inventory and just-in-time fulfillment

Distinct Missions. One Strategic Location.



WESTERN U.S. REGIONAL DISTRIBUTION

Large-scale, high-volume operations rely on TRCC's direct access to the I-5 corridor for seamless movement of goods throughout California and the broader western U.S. region.



plant
P R E F A B

ADVANCED MANUFACTURING + MODULAR HOUSING

Design-driven modular housing components are prefabricated at TRCC, then distributed across the Western U.S.—merging innovation, sustainability, and speed-to-market in a centralized hub.



CALIFORNIA DISTRIBUTION TO CENTRAL VALLEY+ LA BASIN

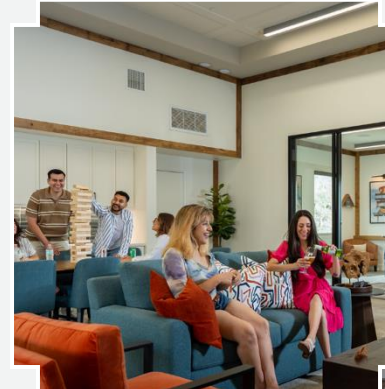
TRCC's location bridges two of California's most important consumer markets, making it ideal for high-turn inventory, California based fulfillment, and just-in-time distribution.

TEJON RANCH
COMMERCE CENTER

Lifestyle & Support Amenities

TRCC blends business with quality of life, offering modern residential options, diverse dining and retail experiences, and growing amenities. Whether it's work or play, our active community fosters a thriving environment for employees and families alike.

 **OUTLETS**
AT TEJON



**TERRA
VISTA**
at TEJON

- 2 major travel centers w/ truck services and driver amenities
- 30+ restaurants and diverse retail experiences
- Premier outlet shopping center with 50+ retailers
- Growing amenities foster an active, connected community.
- Modern residential options like Terra Vista at Tejon enhance the live-work balance.
- On-site hotel accommodations for visitors and the workforce.



APARTMENTS

TERRA VISTA
at TEJON



HOTELS



SERVICES, GAS + EV STATIONS



RESTAURANTS + RETAIL



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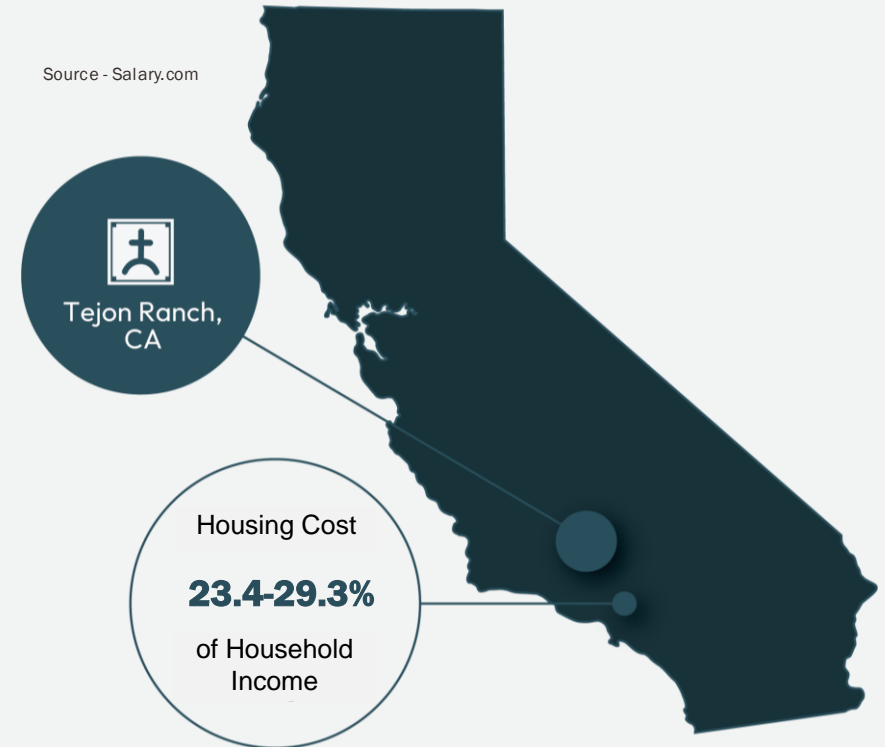
Quality Of Life

A Better Southern California Lifestyle

The adjacent major metro labor markets serving TRCC include Bakersfield to the north and Santa Clarita to the south. 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. Santa Clarita's housing market is amongst the most favorable on a wage-to-living basis in Los Angeles County.

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.

Source - Salary.com



TRCC Located within Affordable Residential Corridor with Housing Cost (PITI) in Major Metro Labor Feeder Markets less than 30% of Household Income

City	Miles from TRCC	Home Ownership %	Median Home Price	Median HHI	PITI	PITI % of HHI
Bakersfield	22 mi	60.2%	\$410,000	\$77,397	\$18,108	23.4%
Santa Clarita	44 mi	72.0%	\$795,000	\$119,926	\$35,113	29.3%

Current Availabilities



PARCEL 4B
511,620 SF

LAND SALE

Santa Elena Drive & Del Oro Drive



SITE 1B
510,385 SF


COMING SOON

Wheeler Ridge Rd. and Santa Regina Dr.

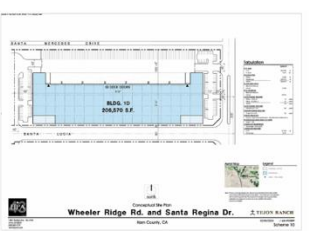


SITE 1C
204,080 SF

Wheeler Ridge Rd. and Santa Regina Dr.



LOT 31A
357,200 SF



SITE 1D
154,290 SF

Wheeler Ridge Rd. and Santa Regina Dr.



SITE 1A
550,750 SF

Wheeler Ridge Rd. and Santa Regina Dr.

Build-to-suit opportunities up to 2M+ SF → [More Information Here](#)

It's All Here

WITH MORE ON THE WAY!



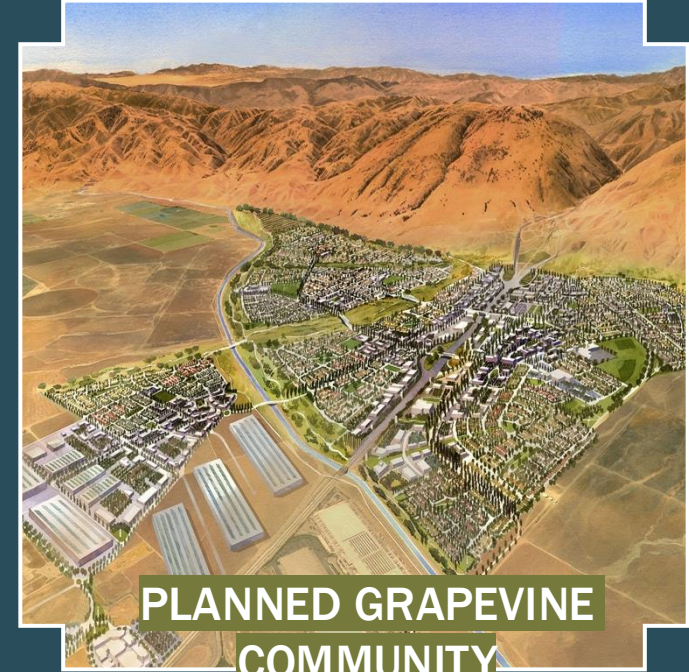
TERRA VISTA AT TEJON

495-home apartment community under construction at Outlets at Tejon – *Now Open*



OUTLETS AT TEJON

Offering top designer brands, dining, and convenience for travelers and locals on the go



PLANNED GRAPEVINE COMMUNITY

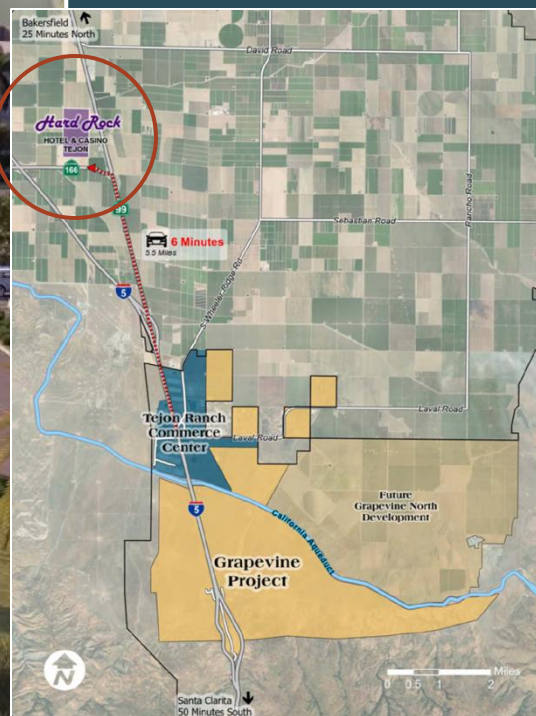
12,000 residents and 5+ million SF of commercial (southwest of site)



The location is just 6 minutes north of the Tejon Ranch Commerce Center.

Phase 1 of the development will open in November 2025, featuring a 160,000 square foot casino, restaurants, and a lounge.

A future Phase 2 will include a 400-room hotel with a resort pool, fitness center, spa, additional dining options, a Hard Rock Live event and concert venue, meeting and convention spaces, and over 2,500 employees.



Development by Tejon Indian Tribe & Hard Rock International

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