

5205 WHEELER RIDGE DR. SUITE B

Tejon Ranch, CA 93203



TEJON RANCH
COMMERCE CENTER

CALIFORNIA'S GEOGRAPHIC CENTER OF OPPORTUNITY

CLASS A ±189,880 SF INDUSTRIAL FACILITY | FOR LEASE | AVAILABLE DEC 2026

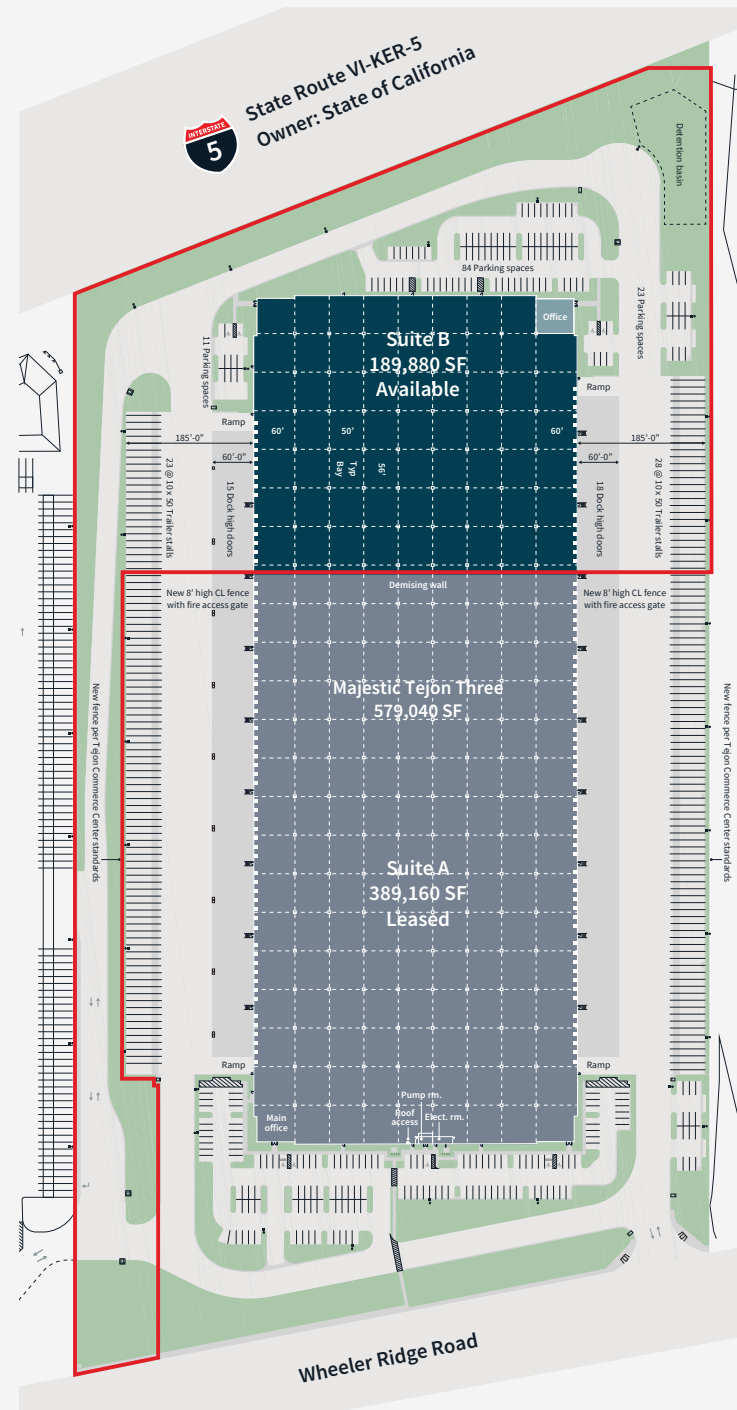
BUILDING SPECS & SITE FEATURES

BUILDING DETAILS

- Total Square Footage: **±189,880 SF**
- Clear Height: **36 feet**
- Office Space: **3,012 SF**
- Dock High Doors: **33**
- Ground Level Doors: **±2**
- Truck Court Depth: **185 feet**
- Automobile Parking Stalls: **84**
- Trailer Parking Stalls: **51**
- ESFR Sprinkler System
- Minimum Floor Slab: **7-inch**
- Acre Lot Size: **34 acres**

SITE ADVANTAGES

- Immediate Freeway Access
- Foreign Trade Zone 276 Active
- Truck Routes to Major Interstates



OFFICE FLOOR PLAN
3,012 SF



TRCC PROGRAMS THAT PAY

PROVEN SAVINGS. READY ON DAY ONE.

Locating at TRCC unlocks two powerful programs that reduce duties, rebate taxes, and reward investment — both already delivering measurable savings to tenants on-site.

FOREIGN-TRADE ZONE 276 – ACTIVATED

Speed, savings, and strategic reach for global supply chains.

IMPROVE CASH FLOW — defer, reduce, or eliminate U.S. customs duties until goods enter U.S. commerce

INVERTED TARIFF BENEFIT — pay the lower finished-goods rate on imported components

DUTY-FREE FLEXIBILITY — assemble, store, kit, or re-export without triggering duties

STREAMLINED CUSTOMS — fewer delays, lower inventory carrying costs

TURNKEY ACCESS THROUGH TRCC — no separate FTZ application required

PROVEN AT SCALE — IKEA, TRCC's anchor distribution tenant, is among the zone's major users

BUILT FOR e-commerce, retail distribution, light manufacturing, apparel, auto parts, aerospace, and medical devices

ADVANCE KERN INCENTIVE PROGRAM

Kern County's flagship program for rewarding jobs and capital investment.

TARGETED FOR TRCC INDUSTRIES — logistics, advanced manufacturing, e-commerce, and distribution

REBATES THAT SCALE WITH GROWTH — property, sales, and use tax rebates for qualifying users

TIED TO REAL OUTCOMES — capital investment and competitive-wage job creation

PROVEN AT TRCC — L'Oreal USA was the program's inaugural participant, earning a \$2.3M package

SCALED FOR MAJOR EXPANSIONS — Plant Prefab secured a rebate worth up to \$6.6M over 30 years and made the decision to locate their factory here easy

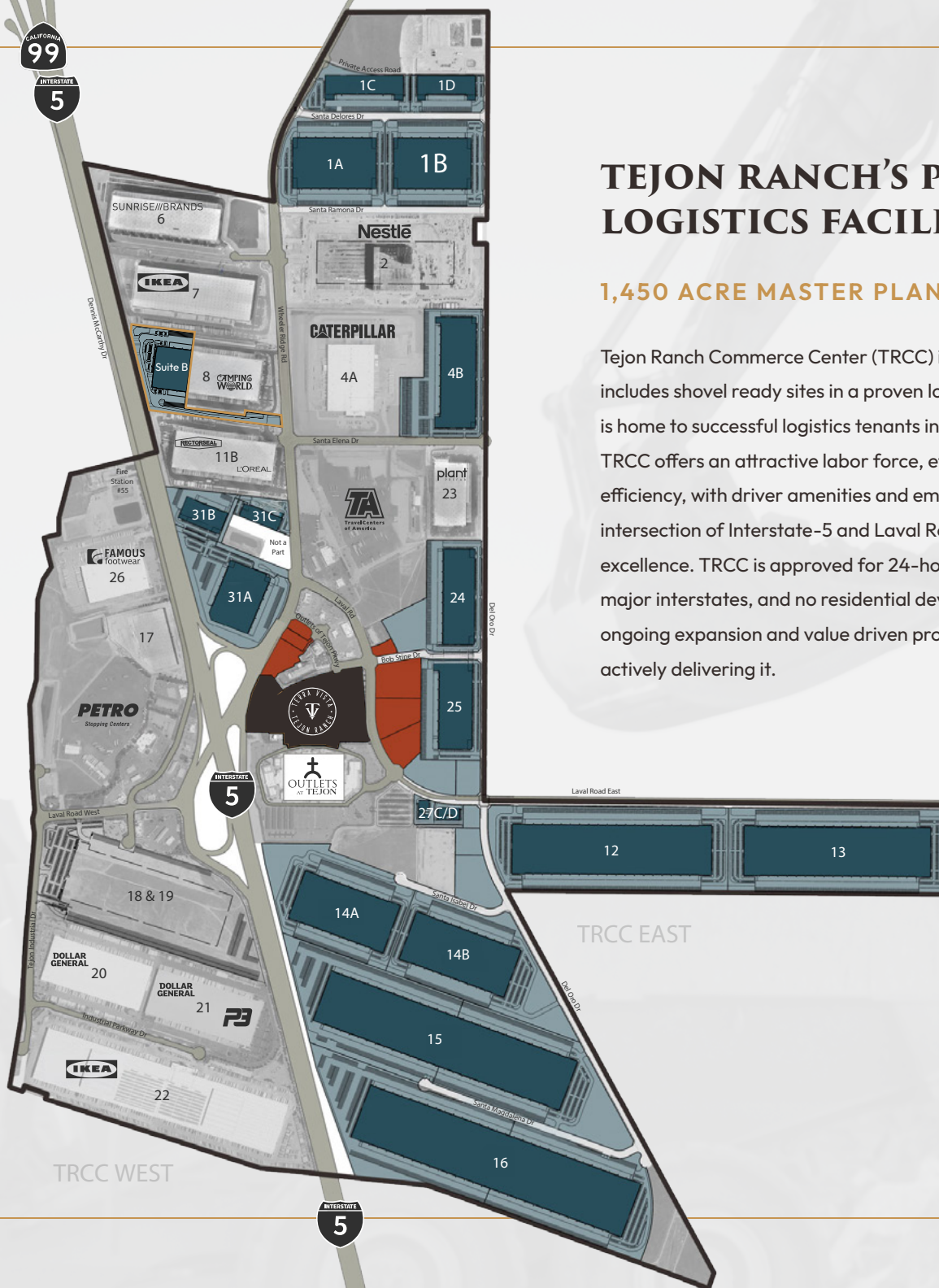
Learn more at advancekern.com

At TRCC, the location works for you — and so do the programs behind it!



1,450 ACRE MASTER PLAN

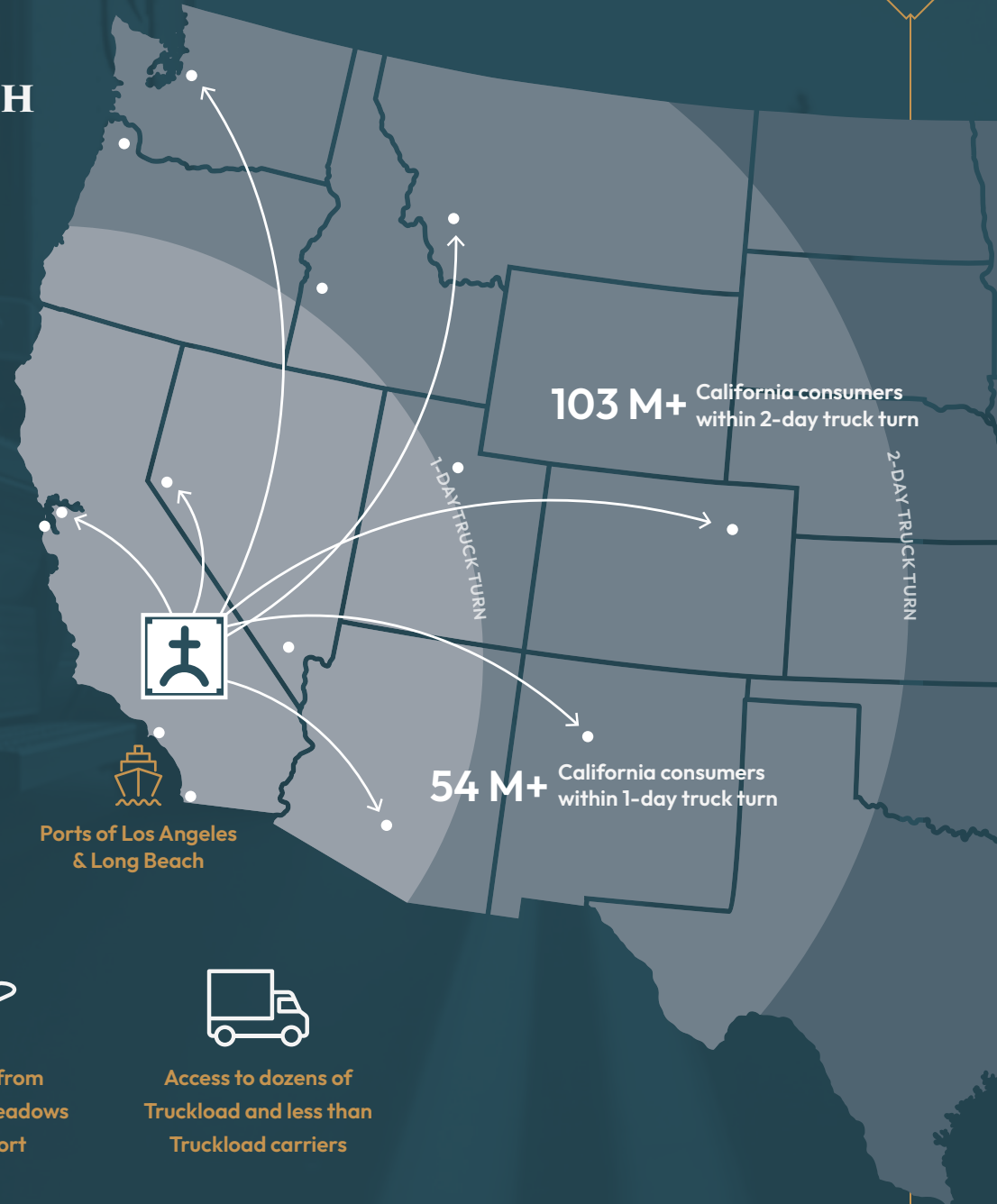
Tejon Ranch Commerce Center (TRCC) is a premier master-planned development, that includes shovel ready sites in a proven location. Developed by Tejon Ranch Company, TRCC is home to successful logistics tenants including Nestle, IKEA, Dollar General, and others. TRCC offers an attractive labor force, 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 1B site. With ongoing expansion and value driven projects, we're not just planning for efficiency – we're actively delivering it.



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 – advancekern.com



I-5
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

A WORKFORCE THAT WORKS IN YOUR FAVOR

- ✓ **7.4% LOWER COST OF LIVING**
Significantly reduced operating costs compared to Inland Empire
- ✓ **FASTER GROWING MARKET**
20% warehouse job growth vs. 12% in Inland Empire over 5 years
- ✓ **JOB IMPORT MARKET**
Net inbound commuter flow creates captive workforce
- ✓ **EXPLOSIVE TRUCKING GROWTH**
34% truck driver job growth, nearly double the Inland Empire rate
- ✓ **COMPETITIVE WAGES**
Similar wage structure without the premium cost environment
- ✓ **LOWER COMPETITION DENSITY**
Less saturated industrial market with room for growth

POPULATION & DEMOGRAPHICS



1,682,294

Total Population within 60 minutes

TARGETED WORKFORCE



65,754

Transportation,
Material Moving Jobs



40,956

Production
Jobs



24,046

Installation, Maintenance,
Repair Jobs

INDUSTRY COMPOSITION



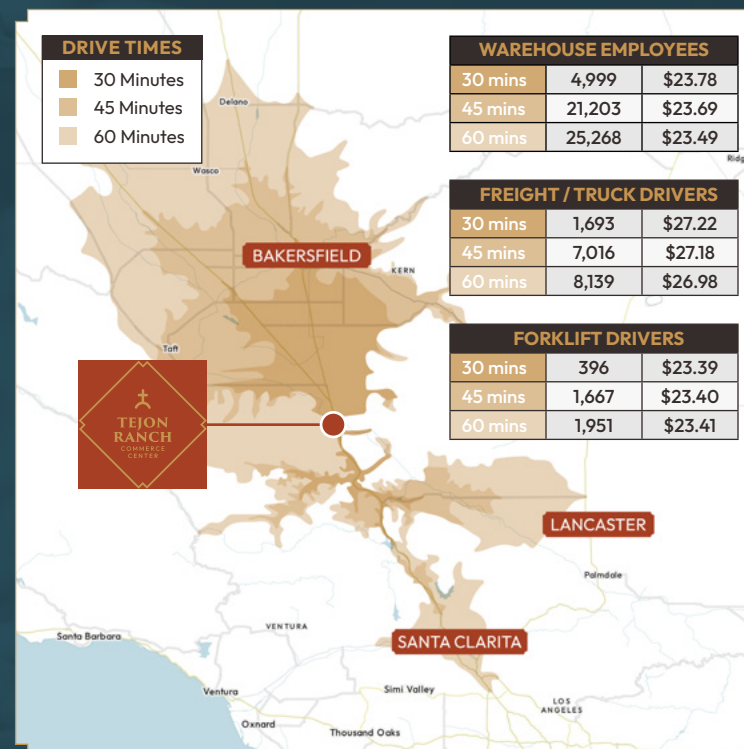
45,402

Transportation /
Warehousing



60,118

Manufacturing



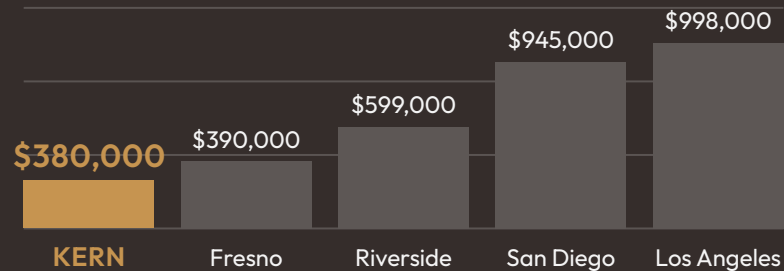
QUALITY OF LIFE

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



CONTACT

MAC HEWETT

+1909 467 6902
mac.hewett@jll.com
License# 01920070

MIKE MCCRARY

+1909 467 6885
mike.mccrary@jll.com
License# 01054055

JAY CUCCIA

+1909 467 6911
jay.cuccia@jll.com
License# 02116318

ALLY DOHERTY

+1949 677 5155
ally.doherty@jll.com
License# 02193365

tejoncommerce.com

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