

Campus Building



FOR SALE OR LEASE: 148,500 SF DISTRIBUTION CENTER

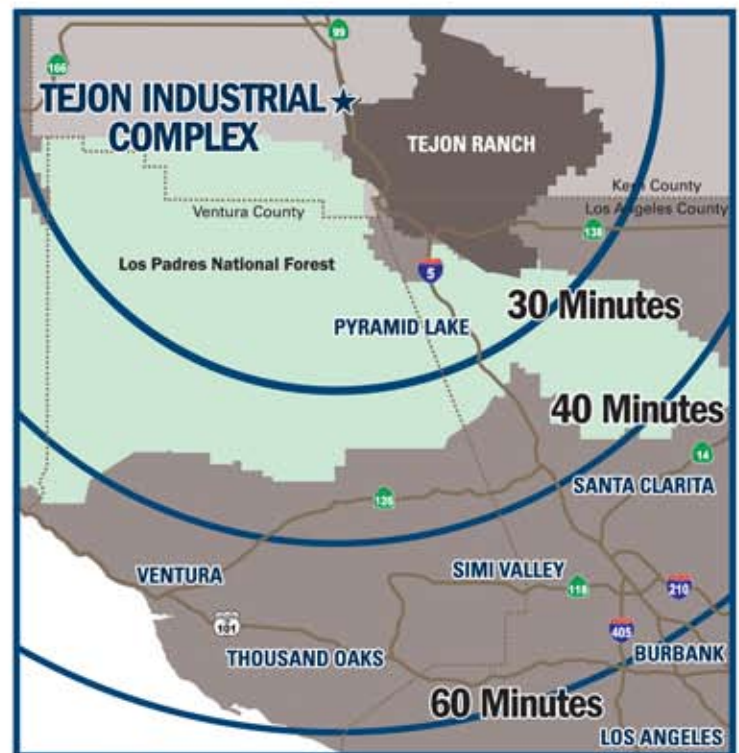
One Location Serving California and the 11 Western States

Location Advantages

- 177 Acre Foreign Trade Zone
- Located at the Junction of Interstate 5 and Highway 99
- Situated in a 1,450 Acre Master Planned Industrial Complex
- Redundant Port Service through the Ports of Los Angeles, Long Beach & Oakland
- Ability to reach 97% of California Consumers within 1 day truck-turn
- 24 / 7 Operation Flexibility
- Corporate Neighbors include IKEA, Oneida, and Famous Footwear
- Excellent Value Alternative to Santa Clarita and San Fernando Valleys
- Direct Access to Los Angeles Basin

Facility Specifications

- Situated on Approximately 10.64 Acres
- Brand New Facility with All Modern Features
- 32' Minimum Clear Height (Inside First Column)
- Divisible to 27,000 SF
- 32 Dock High Doors
- 2 Ground Level Doors
- 150' Truck Courts for Excellent Loading
- Heavy Loading and Power Capabilities
- 204 Automobile Parking Spaces
- 29 Trailer Parking Spaces
- Office Space to Suit
- Green Power Available



DEVELOPMENT PARTNERS:

Rockefeller Group
Development Corporation

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PROVIDING FOR CALIFORNIA'S FUTURE

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FOR SALE OR LEASE 148,500 SF

TEJON INDUSTRIAL COMPLEX

-  Available 606,000 SF Spec.
-  Existing Facilities
-  Industrial Sites
20,000 - 1.8 Million SF
-  Freeway Commercial



Pad	Building SF	Site Acreage
1	990,000	55
2	1,072,500	56
3	1,045,000	55
4	990,000	53
5	150,000	11
6	182,500	10
7	175,000	13
8	200,000	15
9	87,500	11
10	443,700	35
11	522,000	36
A	130,000	10
B	125,000	9
C	140,000	10
D	97,680	8
F	150,480	8
G	169,620	9
12	992,000	54
13	920,000	54
14	1,375,000	83
15	1,622,500	95
16	1,826,000	101
17	350K & 148K	33
18 & 19	1,192,440	62
20	606,000	30
21	651,908	33
22	1,740,685	81
Total Industrial	17,267,513	1,030
Freeway Commercial		222
Infrastructure		132
Green Open Space		66



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CONCEPTUAL PLAN FOR PRELIMINARY PLANNING PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND THE OWNER RESERVES THE RIGHT TO MAKE DESIGN OR LAYOUT CHANGES AT ANY TIME.

Barry G. Hibbard
 bhibbard@tejonranch.com
 661-248-9000

Tom McCormick, SIOR
 tmccormick@rockgrp.com
 949-468-1800