

Central to California. Central to the World.



NOW AVAILABLE

FOR SALE OR LEASE: 606,000 SF DISTRIBUTION CENTER

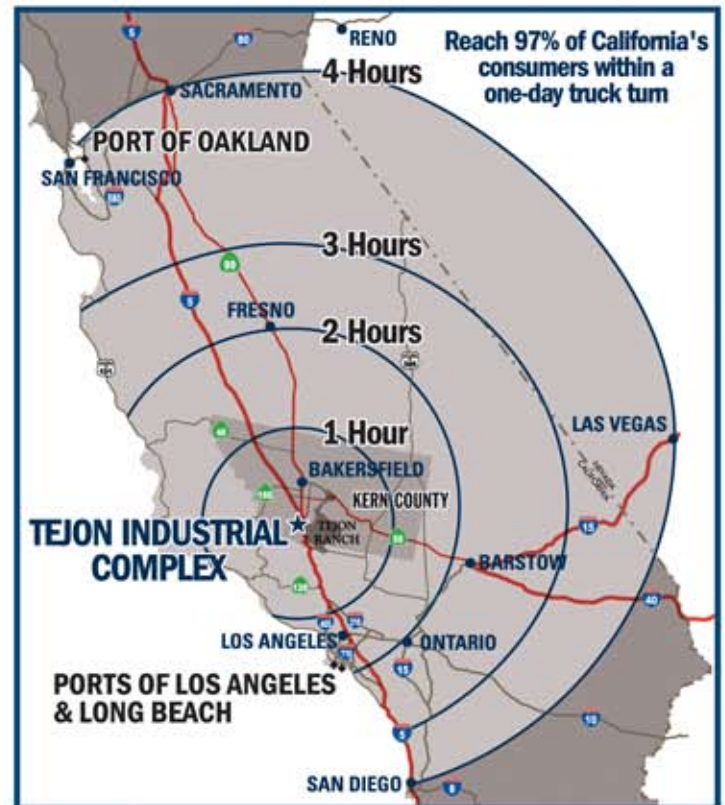
One Location Serving California and the 11 Western States

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
- Supply Chain Neighbors include IKEA, Oneida, and Famous Footwear

Facility Specifications

- Situated on Approximately 30 Acres
- Functional Cross Dock Design
- 32' Minimum Clear Height (Inside First Column)
- Office Space to Suit
- E.S.F.R. Plus Sprinkler System
- 117 Dock High Doors
- 3 Drive-In Doors
- 185' Truck Courts
- Secure Parking for 168 Trailers (in addition to dock high truck positions)
- 388 Automobile Parking Spaces
- Power to Suit
- 2.5% Skylights



Drive time map

DEVELOPMENT PARTNERS:

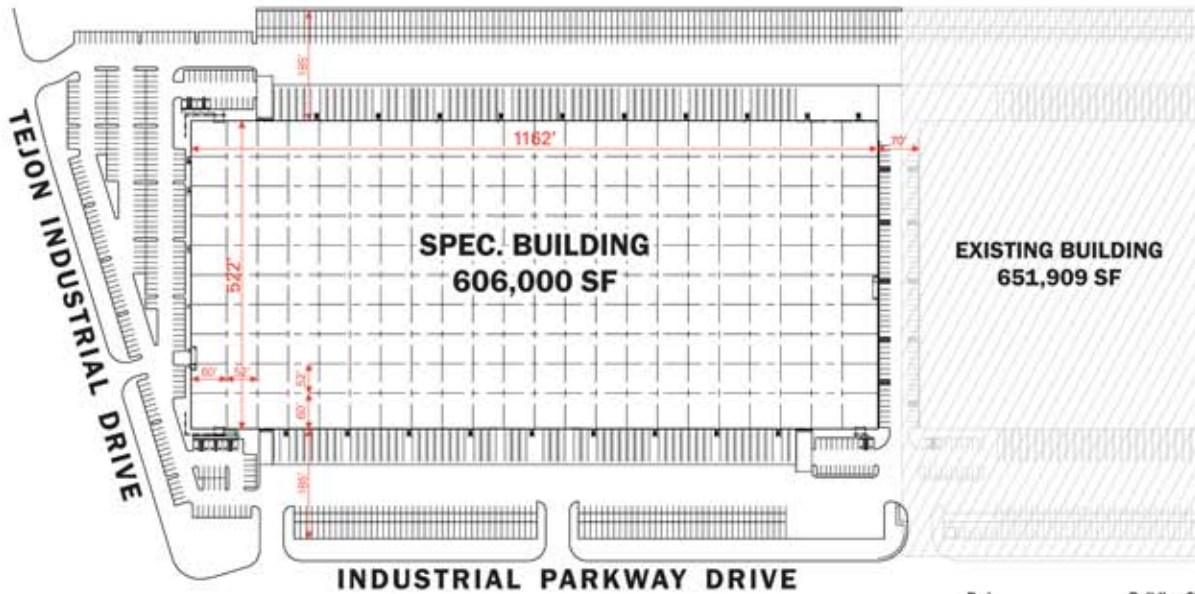
*Rockefeller Group
Development Corporation*

TEJON RANCH
PRESERVING CALIFORNIA'S LEGACY
PROVIDING FOR CALIFORNIA'S FUTURE

www.tejonranch.com/tic

FOR SALE OR LEASE 606,000 SF

TEJON INDUSTRIAL COMPLEX



Tejon Ranch and Rockefeller Group's joint venture partnership includes a Foreign Trade Zone (FTZ) (expansion of Port of LA FTZ #202)



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

DEVELOPMENT PARTNERS
Rockefeller Group Development Corporation
TEJON RANCH
PRESERVING CALIFORNIA'S LEGACY
PROVIDING FOR CALIFORNIA'S FUTURE



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 ANYTIME.

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

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