

WHEELER RIDGE BUILDING

Corner of Santa Regina Drive & Santa Mercedes Drive, Tejon Ranch CA



CORNERSTONE OF CALIFORNIA COMMERCE

±510,385 SF | FOR LEASE | DELIVERING Q1 2027



TEJON RANCH
COMMERCE CENTER



BUILDING SPECIFICATIONS & SITE FEATURES

BUILDING DETAILS

- Total Square Footage: ±510,385 SF
- Clear Height: 36 feet
- Office Space: 4,189 SF
- Breaking Ground May 2026

LOADING CONFIGURATION

- Dock High Doors: 100
- Ground Level Doors: 4
- Truck Court Depth: 186 feet

PARKING & CIRCULATION

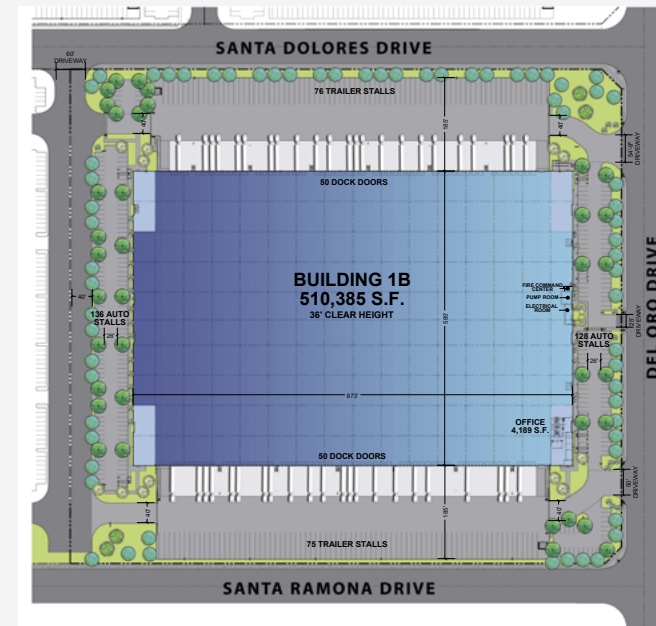
- Automobile Parking Stalls: 264
- Trailer Parking Stalls: 151

INFRASTRUCTURE

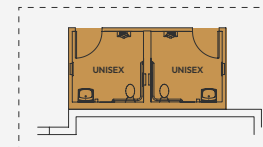
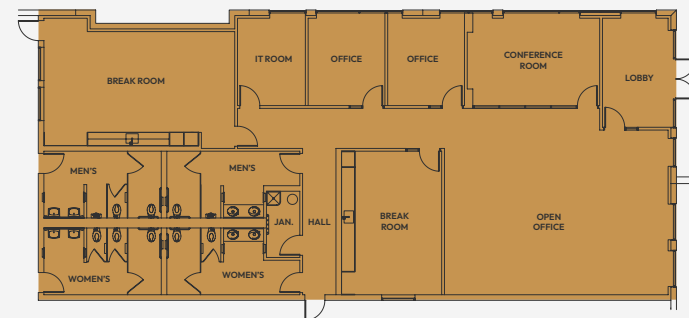
- ESFR Sprinkler System
- Heavy Power Capacity
- Modern LED Lighting

SITE ADVANTAGES

- Fully Entitled Land
- Immediate Freeway Access
- Foreign Trade Zone 276 Active
- Approved Truck Routes to Major Interstates



OFFICE FLOOR PLAN - 4,189 SF



REMOTE R.R. - 163 SF

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.

1,450 ACRE MASTER PLAN

- Available Industrial Site
- Available Commercial Site
- Apartment
- Existing Road
- Future Road



UNMATCHED SPEED OF DELIVERY

FROM PERMIT TO CERTIFICATE OF OCCUPANCY IN 13 MONTHS

Tejon Ranch Commerce Center's fully entitled infrastructure eliminates the uncertainty and delays that plague development in other California markets. Our proven track record demonstrates what's possible when entitlements, infrastructure, and responsive local government align.

Recent projects at TRCC have achieved certificate of occupancy in as little as 13 months from initial grading permit application — a timeline that's virtually unheard of in California's complex regulatory environment. This speed-to-market advantage translates directly to reduced carrying costs, faster revenue generation, and competitive positioning for our tenants.



TYPICAL TRCC DEVELOPMENT TIMELINE

Months 1-2

Lease execution, grading and foundation permits obtained, pad formation begins

Months 5-6

Foundation complete, walls tilted

Months 10-12

Tenant improvements underway, power activated, systems commissioned

Months 3-4

Building plans approved (typically 10 weeks), site work complete

Months 7-9

Roof installation, building envelope sealed

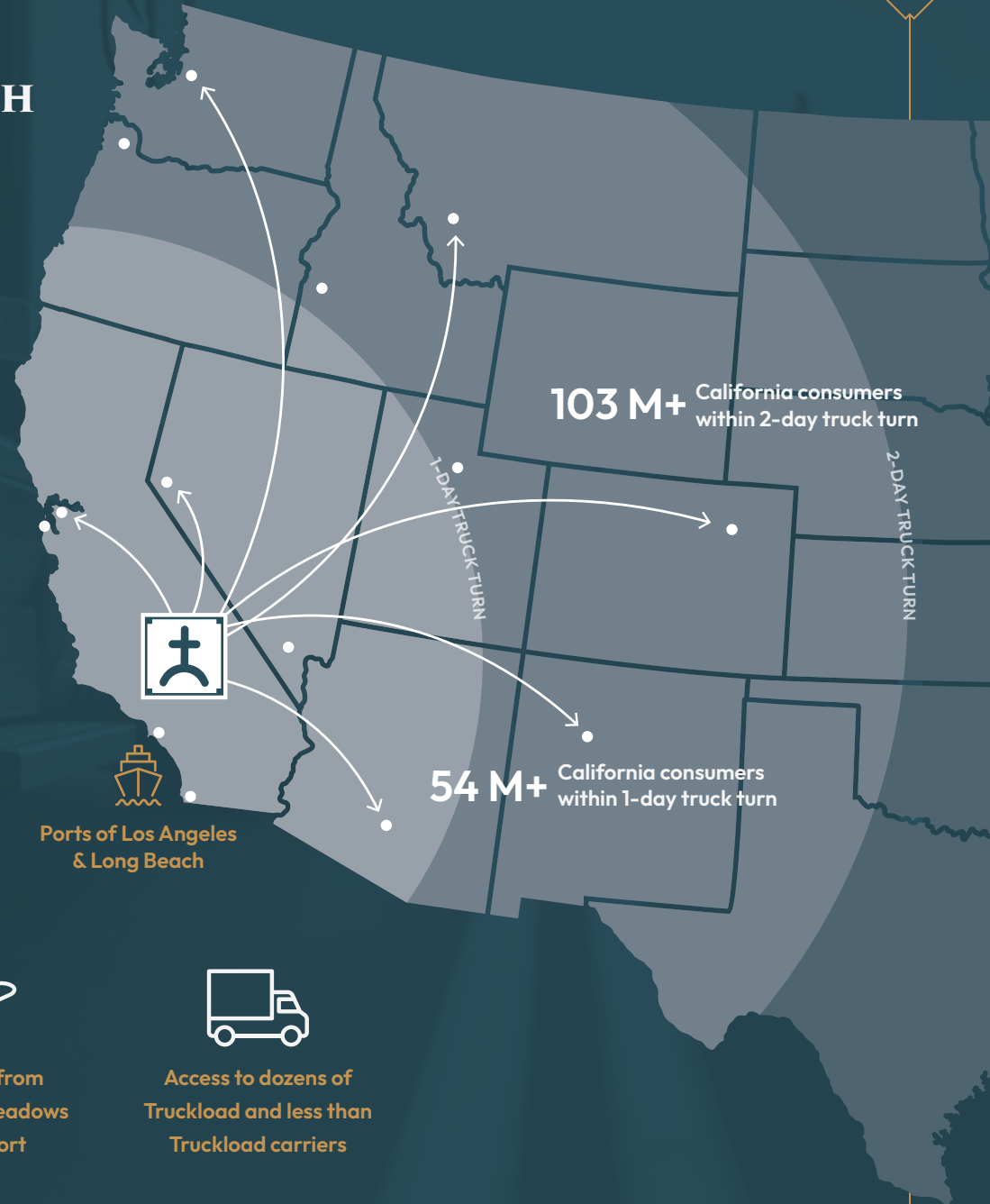
Month 13

Certificate of occupancy issued, move-in ready

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

WHERE BUSINESS MEETS CONVENIENCE

Wheeler Ridge Building 1B sits within a thriving 1,450-acre master-planned community designed to support both business operations and employee quality of life. Tejon Ranch Commerce Center isn't just a place to work—it's a destination where your team can thrive.

ON-SITE DINING & RETAIL The Outlets at Tejon brings over 20 restaurants and retail destinations directly to your employees, attracting millions of visitors annually. From quick lunch breaks to after-work shopping, everything your team needs is minutes away.

HOSPITALITY & SERVICES The Hard Rock Hotel & Casino Tejon, now open, brings world-class entertainment, dining, and hospitality to the region. Combined with two additional full-service hotels providing 212 rooms, visiting clients and business travelers enjoy premium accommodations minutes from your operation. Multiple truck stops and service stations—including one of California's largest Tesla Supercharger locations —ensure seamless logistics operations around the clock.

RESIDENTIAL COMMUNITY COMING SOON Terra Vista, our 495-unit apartment community, is now complete and welcoming residents, bringing quality workforce housing directly adjacent to employment centers. This job-housing balance addresses a critical need in Kern County, reducing commute times and improving employee retention—giving you a competitive advantage in recruiting and retaining top talent.

DRIVER AMENITIES Purpose-built facilities cater to professional drivers with ample trailer parking, modern rest areas, fuel stations, and dining options designed for commercial vehicle operators.

FUTURE-READY INFRASTRUCTURE As part of Tejon Ranch Company's master plan for 35,000 homes and 35 million square feet of commercial space, TRCC continues evolving into a comprehensive live-work-play community that supports long-term business growth.



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*



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

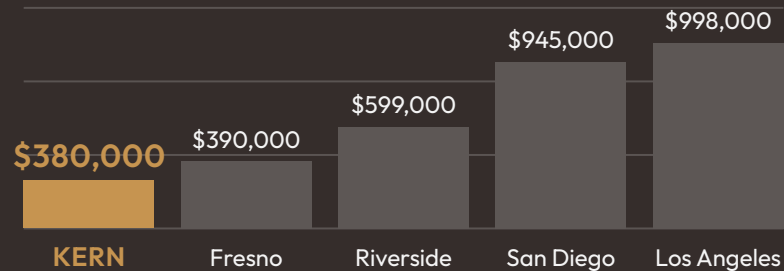
QUALITY OF LIFE

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



TEJON RANCH
COMMERCE CENTER



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