

WHEELER RIDGE BUILDING 1B

Corner of Santa Ramona and Del Oro, Tejon Ranch CA



TEJON RANCH
COMMERCE CENTER

CALIFORNIA'S GEOGRAPHIC CENTER OF OPPORTUNITY

CLASS A ±510,385 SF INDUSTRIAL FACILITY | FOR LEASE | DELIVERING Q1 2027

Leased by:



Developed by:



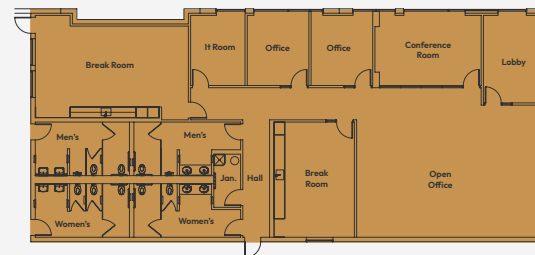
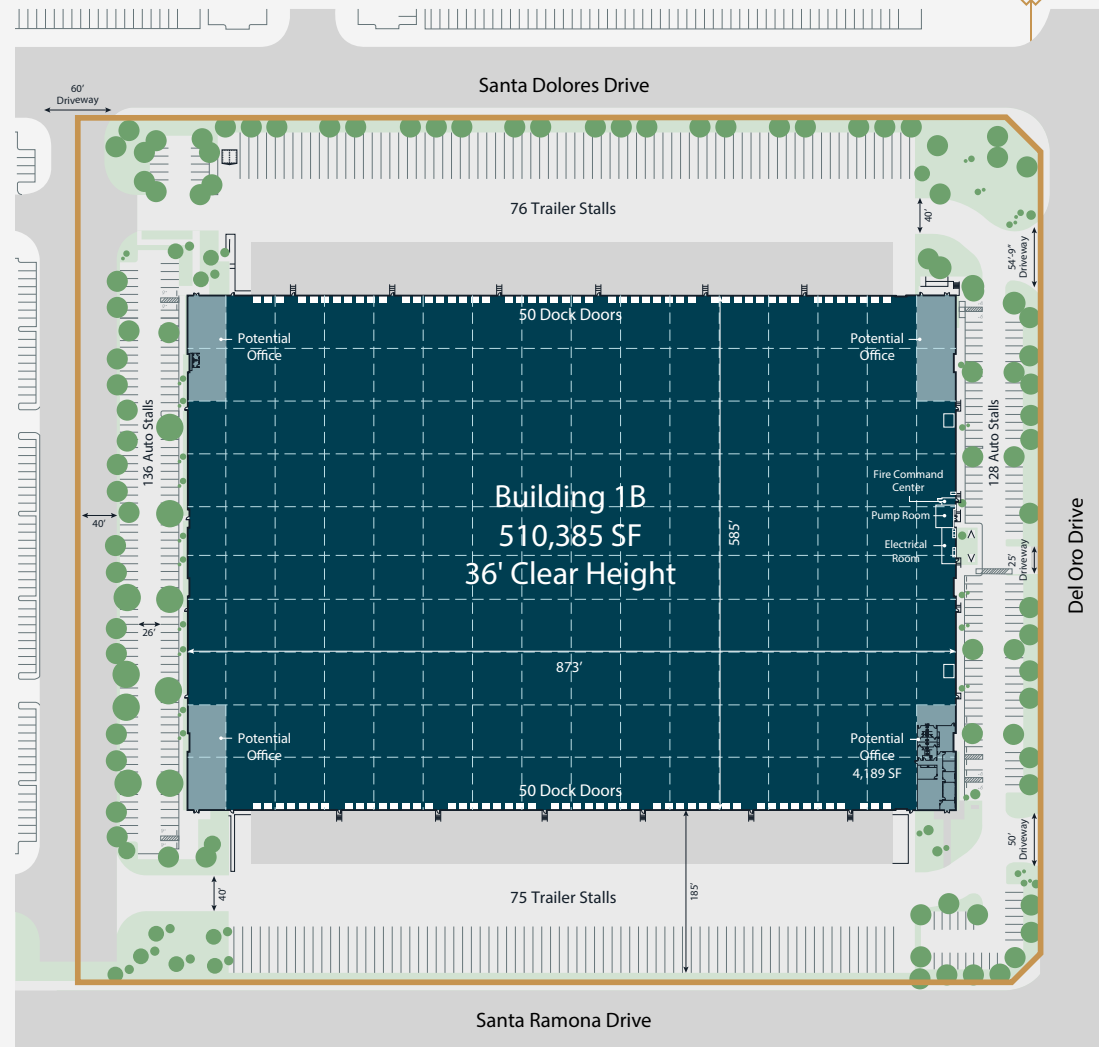
BUILDING SPECS & SITE FEATURES

BUILDING DETAILS

- Total Square Footage: ±510,385 SF
- Clear Height: 36 feet
- Office Space: 4,189 SF
- Dock High Doors: 100
- Ground Level Doors: 4
- Truck Court Depth: 185 feet
- Automobile Parking Stalls: 264
- Trailer Parking Stalls: 151
- ESFR Sprinkler System
- Heavy Power Capacity: 4,000A+ (expandable to up to 8,000A)
- Modern LED Lighting

SITE ADVANTAGES

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



OFFICE FLOOR PLAN
4,189 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

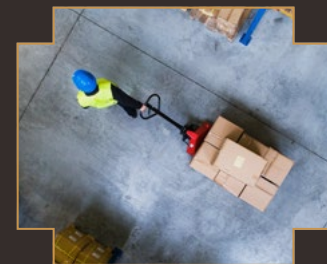
TIED TO REAL OUTCOMES — capital investment and competitive-wage job creation

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

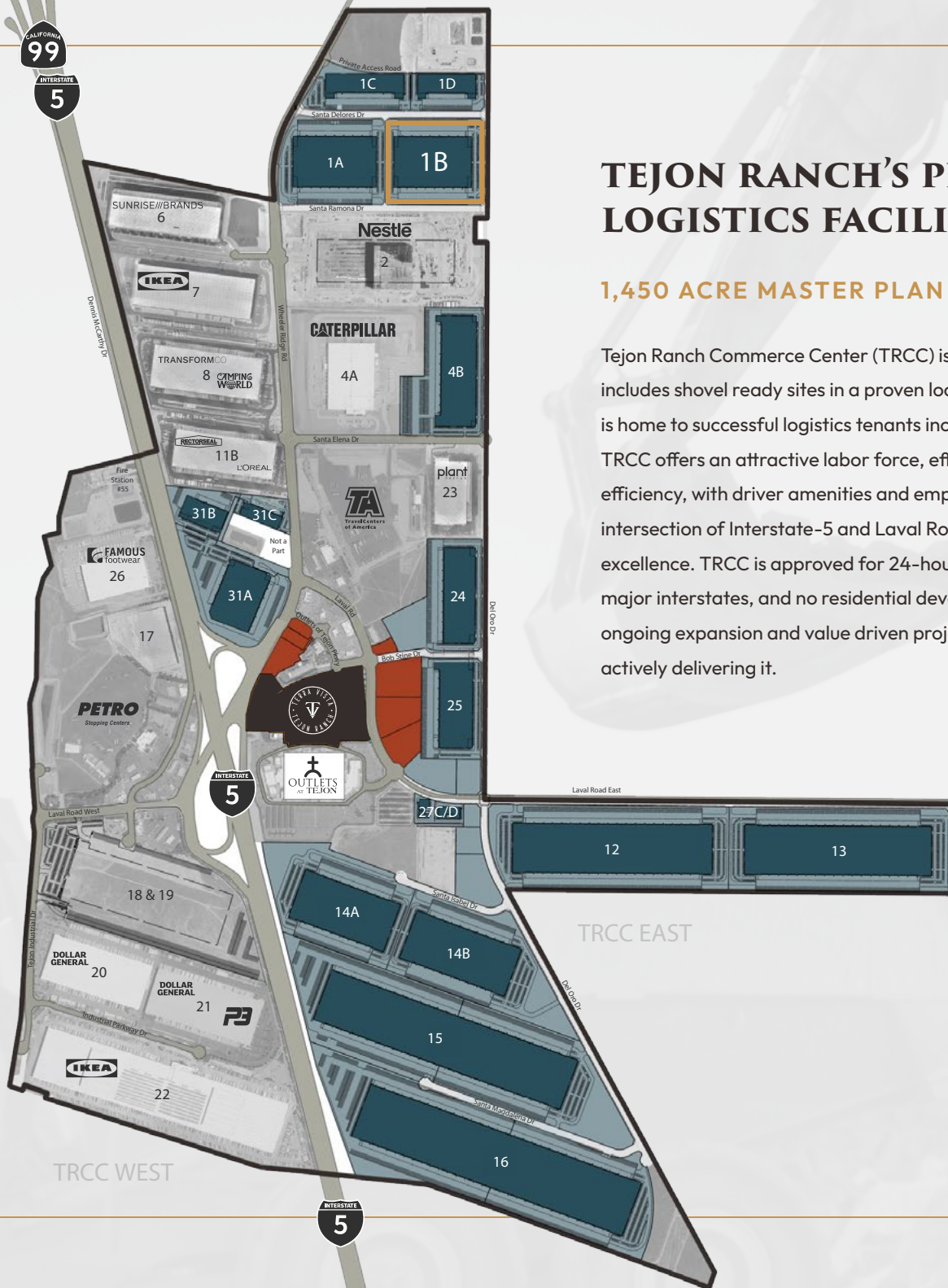
At TRCC, the location works for you — and so do the programs behind it!



TEJON RANCH'S PREMIER LOGISTICS FACILITY

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.



- Available Industrial Site
- Available Commercial Site
- Multi-Family Residential
- Existing Road
- Future Road

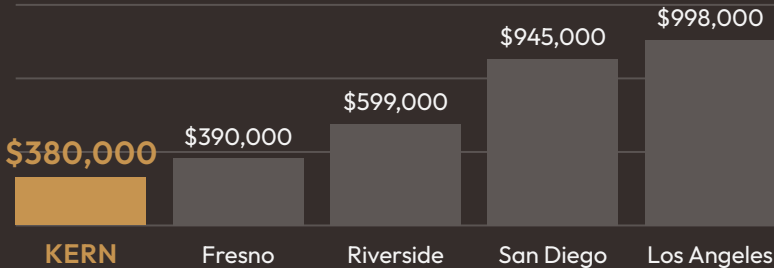
QUALITY OF LIFE

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.

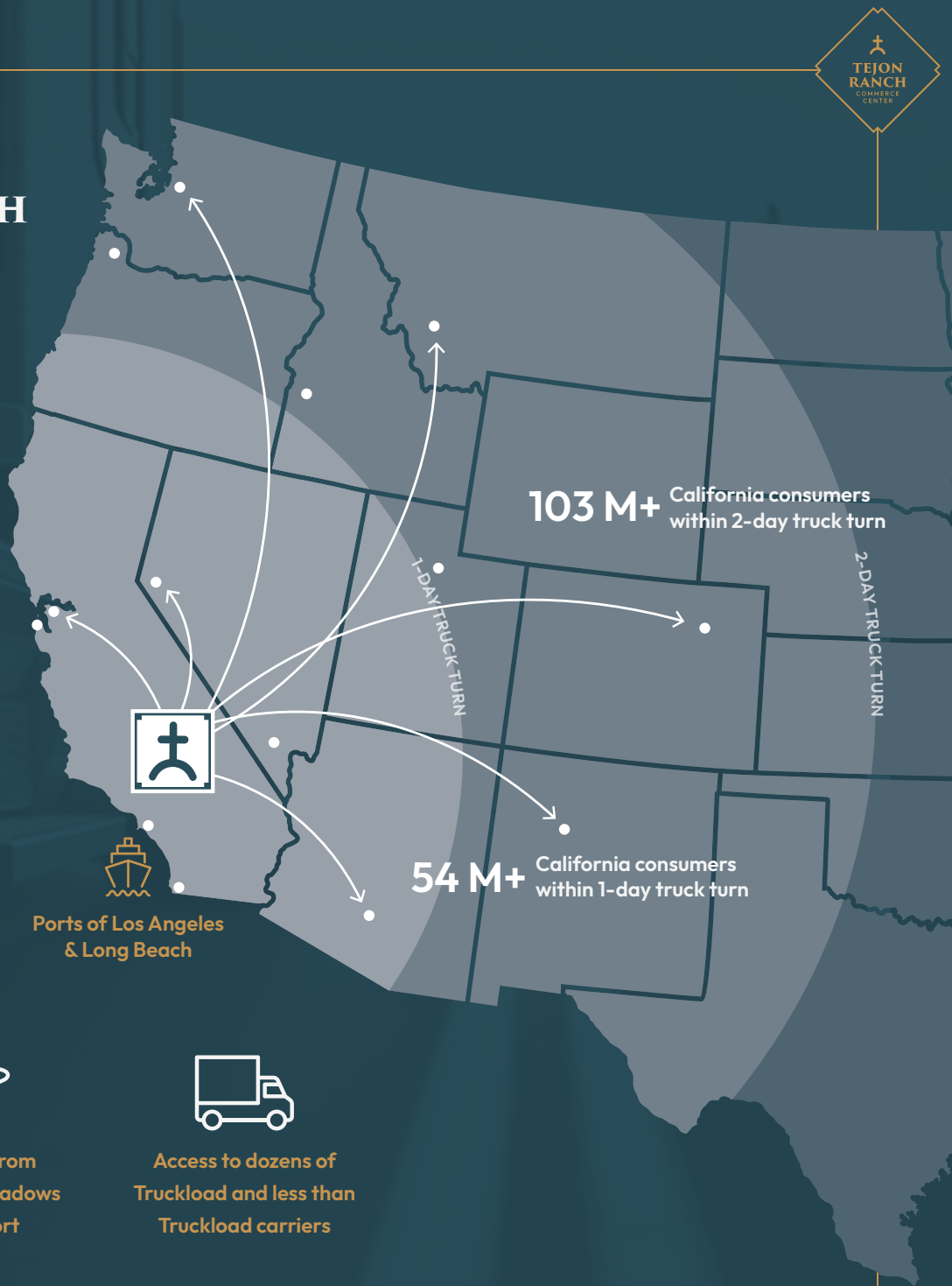
MEDIAN HOME PURCHASE PRICE BY COUNTY



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

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

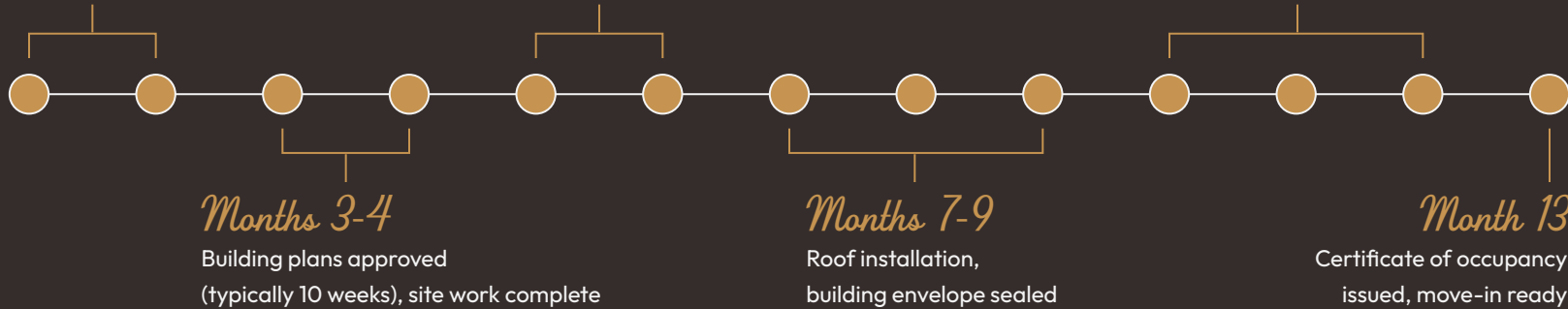
Lease execution, grading and foundation permits obtained, pad formation begins

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

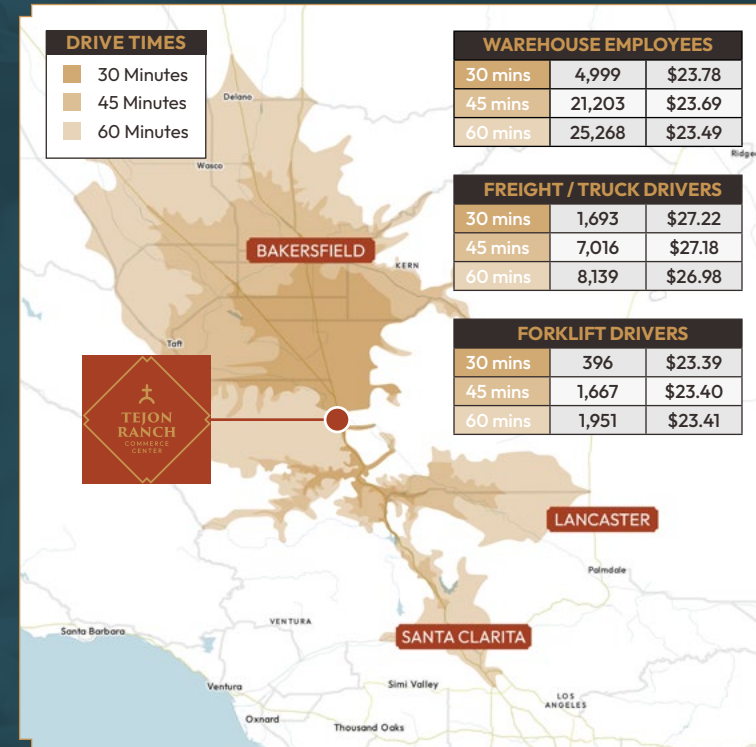
Roof installation, building envelope sealed

Month 13

Certificate of occupancy issued, move-in ready

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

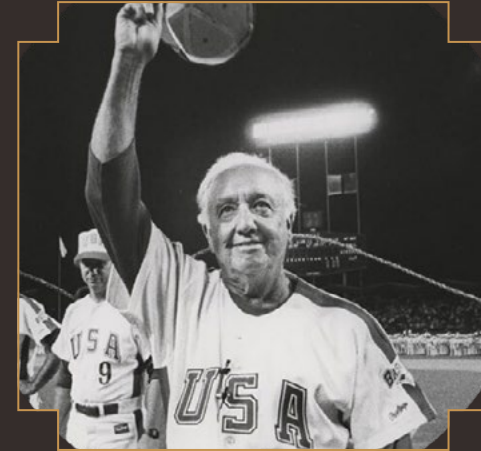
Manufacturing

DEDEAUX PROPERTIES

A CALIFORNIA LOGISTICS PLATFORM BUILT ON OPERATING EXCELLENCE

Dedeaux Properties is a vertically integrated logistics real estate platform with deep operational roots in California's supply chain infrastructure

- Proven California logistics real estate operator with deep tenant and industry relationships
- Vertically integrated owner-operator across acquisition, entitlements, development, leasing, and asset management
- Proprietary supply-chain and IOS intelligence derived from decades of operating and transactional data
- Informed by real-time operating insight through affiliated family company DART, a national logistics platform
- Long-term, fundamentals-driven investment approach aligned with institutional capital



FOUNDED 2006



Institutional platform built on 90+ years of family logistics operating history

\$1.5B+ AUM



Portfolio growth through disciplined acquisition and value-add development

40+ ASSETS



Diversified holdings across primary California logistics corridors

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