



± **893 Acres**

PRIME DEVELOPMENT
LAND

METTLER, CA

AVAILABLE

JOANN WALL
jwall@lee-associates.com
M 805.591.0577
CalDRE: #02030465

VALI NEMETZ
vali@lee-associates.com
M 661.599.3672
CalDRE: #01737574

CHAD BROCK
cbrock@lee-associates.com
D 661.205.8011
CalDRE: #01454454



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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000

±893 Acres of Prime Industrial Development Land – Mettler, CA

Unlock the potential of Central California with this rare ±893-acre offering in Mettler—an emerging logistics and industrial hotspot just off Highway 99 and Interstate 5. This expansive property presents a once-in-a-generation opportunity to shape a large-scale commercial or industrial development at the gateway to Southern California.

Currently in agricultural production, the land provides immediate holding income while offering enormous upside for a forward-thinking developer. With proximity to major distribution hubs and strategically located between Northern and Southern California markets, the site is ideally suited for industrial, logistics, warehousing, or large-scale commercial use.

Distribution-Centric Location:

Situated adjacent to the Tejon Ranch Commerce Center, this property is near a thriving ecosystem of top-tier industrial tenants including Nestlé, IKEA, Caterpillar Inc., Plant Prefab, and more. The area has become a magnet for Fortune 500 companies and advanced logistics users, drawn by its central location, excellent freeway access, and lower operating costs compared to the LA Basin.

Developer's Dream:

This land is priced to allow a savvy developer to come in, put in the infrastructure, and unlock incredible long-term value. The flat topography and expansive footprint offer flexibility for master planning and phased development. With infrastructure improvements and entitlement strategies, this property has the potential to evolve into a major logistics park or multi-tenant industrial campus.

Property Overview

Industrial Development | ± 893 AC

PROPERTY DETAILS

This is a unique chance to secure a massive land holding in a location that's already attracting national attention. With demand for industrial space continuing to rise, especially in supply chain and e-commerce sectors, the potential for long-term growth and profit here is enormous.

OFFERING PRICE

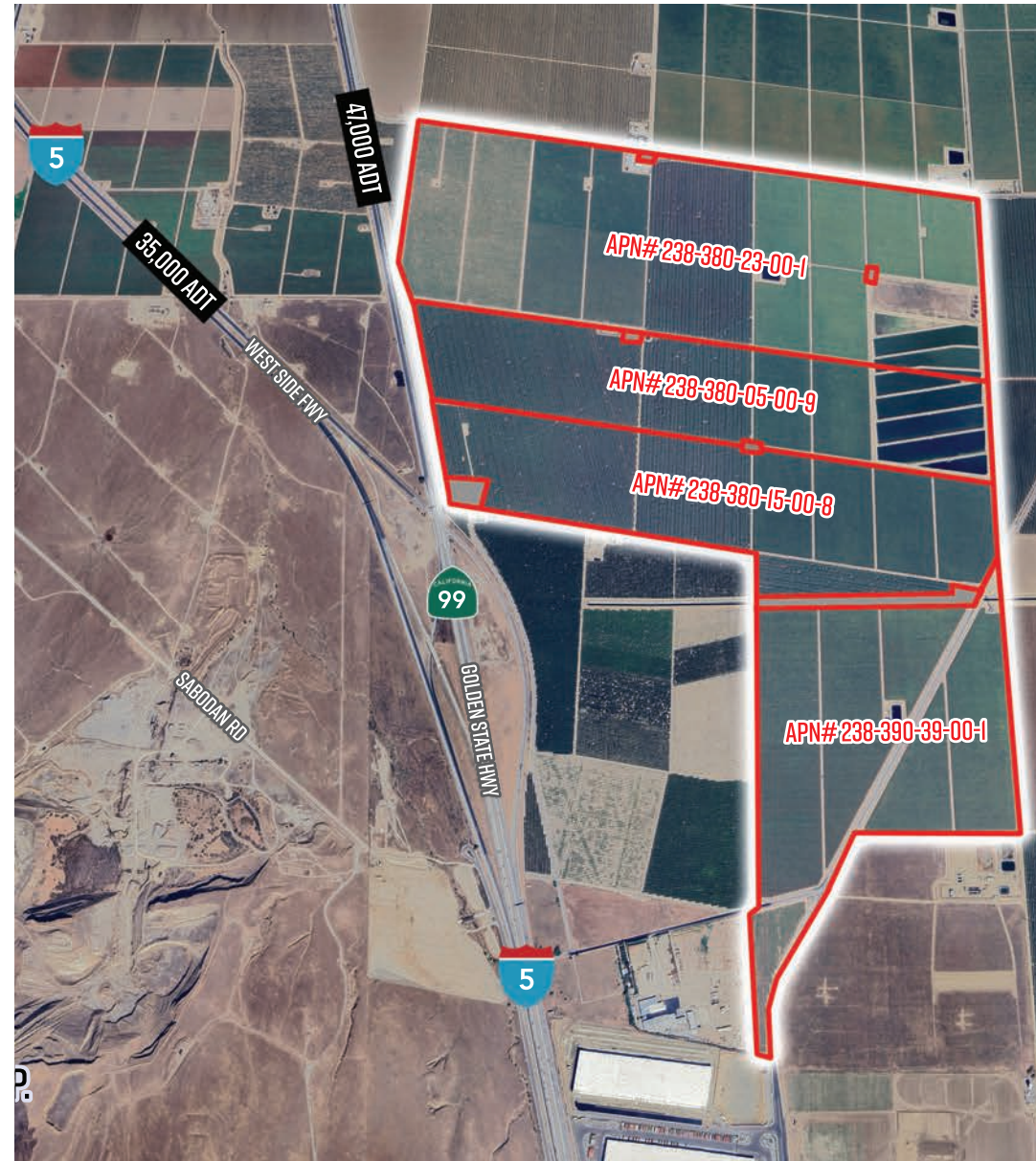
Contact Listing Agent

LOT SIZE

± 893 Acres

PROPERTY HIGHLIGHTS

- ± 893 acres of contiguous, flat land
- Adjacent to Tejon Ranch Commerce Center
- Direct access to Hwy 99 and I-5 - California's primary freight corridors
- Within 2 hours of Los Angeles, the Inland Empire, and Central Valley metros
- Surrounded by active industrial development and distribution centers
- Ideal for logistics, manufacturing, warehousing, or e-commerce fulfillment
- Income-producing farmland while development plans are implemented



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Conceptual Site Plan

Industrial Development | ± 893 AC



CONCEPTUAL SITE PLAN AND RENDERINGS

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Retailer Map



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Industrial Warehouse & Distribution Map



INDUSTRIAL HUB

Southern Kern County, just 24 miles south of Bakersfield, is a hub for industrial warehouses and distribution centers with room to grow.

Here's a sample of nearby developments and opportunities:

- 8.2 million sq. ft. of existing industrial space – 100% leased
- 11.1 million sq. ft. of additional entitled industrial space available for future development
- 620,907 sq. ft. of commercial space – 96% leased
- 7.1 million sq. ft. total gross leasable area (GLA) at Tejon Ranch Commerce Center
- Sites ranging from 20,000 to 2 million sq. ft. available – fully entitled and ready for sale, lease, or build-to-suit

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Industrial Development | ± 893 AC





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JOANN WALL

805.591.0577
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License ID# 02030465

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License ID# 01737574

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cbrock@lee-associates.com
License ID# 01454494



Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
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Bakersfield, CA 93309

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