

# ±245 Acres

PRIME DEVELOPMENT  
LAND

METTLER, CA

# AVAILABLE

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## *Development Opportunity at the Base of the Grapevine - ±245.3 Acres in Mettler,*

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Strategically located in unincorporated Mettler, California—just south of the Tejon Ranch Commerce Center and at the base of the Grapevine—this expansive ±245.3-acre parcel presents a rare opportunity for large-scale industrial development. With immediate proximity to I-5 and Highway 99, the site offers exceptional logistics and transportation access for distribution, warehousing, and manufacturing operations.

As industrial demand continues to surge in the Central Valley, this property is ideally situated to capitalize on the momentum of the region's booming logistics and e-commerce sectors. The site's scale and favorable location near major employment centers and transportation corridors make it a compelling choice for industrial users seeking regional connectivity and growth potential.

Whether you're considering a master-planned logistics hub, cross-dock facilities, or build-to-suit industrial campuses, this site delivers the acreage, access, and strategic positioning to support long-term industrial success.

### **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 |  $\pm 245.3$  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

$\pm 245.3$  Acres

## PROPERTY HIGHLIGHTS

- **Size:**  $\pm 245.3$  acres of raw, developable land
- **Location:** Base of the Grapevine in Mettler, CA
- **Proximity:** Minutes from Tejon Ranch Commerce Center and major distribution hubs
- **Zoning Potential:** Ideal for multifamily, single-family residential, or mixed-use development
- **Access:** Easy access to Interstate 5 for commuting and logistics
- **Demand:** Strong demand for industrial and mixed use development in the area
- **Utilities:** Utilities nearby (buyer to verify)
- **Investment Appeal:** Situated in a growth corridor with long-term appreciation potential



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# Conceptual Site Plan

Prime Development Location |  $\pm 245.3$  AC



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# ±245.3 Acres of Prime Development Land | Mettler, CA

## Retailer Map





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## Industrial Warehouse & Distribution Map



## INDUSTRIAL HUB

Mettler CA is a hub for industrial warehouses and distribution centers with room to grow.

- 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 | ± 245.3 AC







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