



LEGACY & LAND
GROUP

± 893 ACRES AVAILABLE

Mettler, CA

WESTERN LAND

PRIME DEVELOPMENT LAND

JOANN WALL

joann@legacyandlandgroup.com

M 805.591.0577 CalDRE: #02030465

VALI NEMETZ

vali@legacyandlandgroup.com

M 661.599.3672 CalDRE: #01737574

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±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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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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Proximity to Los Angeles



ADDITIONAL IMAGES





LEGACY & LAND GROUP

For more information, please contact one of
the following individuals:



VALI NEMETZ

vali@legacyandlandgroup.com

M 661.599.3672

CaIDRE: #01737574



JOANN WALL

joann@legacyandlandgroup.com

M 805.591.0577

CaIDRE: #02030465

This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

Disclaimer:

Information provided by Legacy and Land Group is from sources believed to be reliable but has not been independently verified. No guarantee is made as to accuracy or completeness. Past performance of the property is not a guarantee of future results, which may be affected by weather, market conditions, management, and regulatory changes.

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