

# Trammell Crow Company

FOR IMMEDIATE RELEASE  
November 26, 2018

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## THE CENTER AT NEEDHAM RANCH GOES VERTICAL ON PHASE I

LOS ANGELES, CA – [Trammell Crow Company \(TCC\)](#) and Clarion Partners, LLC were joined by City officials and community members to officially celebrate the initial raising of the walls for Phase 1 of the highly-anticipated Los Angeles County business park [The Center at Needham Ranch](#). Phase I occupancy is scheduled for Spring 2019.

The project is a master-planned, 132 net-acre industrial development located immediately adjacent to the San Fernando Valley approximately one mile north of Interstate 5 adjacent to Highway 14, providing immediate access to the San Fernando Valley and greater Los Angeles region with more than 5 million people within a 30-minute commute. Sitting at the southern entrance to the City of Santa Clarita, the development is ideally situated for “last mile” and regional distribution, studio and entertainment uses, manufacturing, research and development and corporate office uses.

Phase 1 of The Center at Needham Ranch is comprised approximately of a 900,000-square-foot, 7-building, Class A industrial park, offering buildings ranging from approximately 36,000-to-212,000 square feet on a 52-net-acre site. State-of-the-art features include: 30-to-36-foot interior clear heights with ESFR fire sprinklers, abundant dock high loading with large truck courts and yard areas, attractive architectural design featuring extensive use of glass, and abundant vehicle parking with capacity for above standard parking counts.

“Our walls are going up on our first three buildings and we are excited to finally be delivering this long anticipated project with Clarion Partners,” said [John Balestra](#), Senior Vice President with TCC’s [SoCal – Los Angeles Business Unit](#). “Since breaking ground in December 2017, mass grading is now completed, we are completing significant utility and traffic infrastructure improvements and our first three buildings are now underway. Given the extremely limited supply of functional Class A industrial product in the Greater Los Angeles North market where the vacancy rate is 1.4 percent, it is no surprise that we are already generating very strong occupier interest.”

“The City of Santa Clarita is an award-winning community that provides a lower cost of doing business and a high quality of life with expedited permit processing with an abundance of available housing, retail and recreational amenities” stated [Philip Tsui](#), Vice President with TCC’s [SoCal – Los Angeles Business Unit](#). “We truly appreciate the commitment and dedication of the City of Santa Clarita leadership and city staff to supporting our efforts to provide a best in class business park to increase local employment opportunities and future occupiers of The Center at Needham Ranch will derive significant cost savings and access to qualified employees in a phenomenal live-work-play location with convenient access to all Southern California population centers.”

Learn more about The Center at Needham Ranch by clicking the links below:

- [Website](#)
- [Brochure](#)
- Project [Video](#)

#### **About Clarion Partners**

Clarion Partners LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 36 years. Headquartered in New York, the firm maintains offices in key markets throughout the United States and in London, England. With more than \$47.8 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 350 domestic and international institutional investors. More information about the firm is available at [www.clarionpartners.com](http://www.clarionpartners.com).

#### **About Trammell Crow Company**

Trammell Crow Company (TCC), founded in 1948, is one of the nation’s leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of September 30, 2018, TCC had \$8.8 billion of projects in process and \$3.6 billion in its pipeline.

Trammell Crow Company’s teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients’ needs. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development or providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world’s largest commercial real estate services and investment firm (in terms of 2017 revenue). For more information visit [www.TrammellCrow.com](http://www.TrammellCrow.com).

#### **Trammell Crow Company Social Media Tags & Links:**

- Facebook: @TCCdevelopment, <https://www.facebook.com/TCCDevelopment/>
- LinkedIn: @Trammell Crow Company, <https://www.linkedin.com/company/trammell-crow-company>
- Google+: @Trammell Crow Company, <https://plus.google.com/+trammellcrow>
- Twitter: please use, #TCC

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