



Contacts:

Jordan Kruk/Lexi Astfalk

Brower Group

(949) 955-7940

JKruk@brower-group.com

**MCA REALTY ACQUIRES 137,465 SQUARE FOOT VALUE-ADD
INDUSTRIAL ASSET IN VENTURA COUNTY, CALIFORNIA**

MOORPARK, Calif., (April 10, 2018) – [MCA Realty](#), a full service real estate investment and management company based in Orange County, has acquired an 137,465 square-foot, value-add industrial property in the Ventura County submarket of Moorpark, California.

“The industrial market in Ventura County is performing well and industrial vacancy in the region remains at historic lows closing out the fourth quarter of 2017 at [1.7 percent](#),” says Tyler Mattox, Principal at MCA Realty. “This low vacancy rate, coupled with rising demand for quality industrial properties throughout Greater Los Angeles is placing upwards pressure on rental rates and driving increased investor and user interest to the region.”

The industrial complex is comprised of two buildings, 14399 Princeton Avenue, a 45,916 square-foot industrial building, which is 100-percent leased to Turbonetics Holdings Inc., a manufacturer of turbochargers for the defense and specialty automotive industries, and 14401 Princeton Avenue, a 91,549 square-foot industrial and office building.

“We were able to sell 14399 Princeton Avenue within a few weeks of closing escrow on the property,” explains Mattox. “We felt that by acquiring the buildings together we could monetize the leased asset at 14399 Princeton based on its high-quality tenant, and focus on repositioning 14401 Princeton Avenue.”

Mattox notes that MCA was pleasantly surprised at how quickly the asset sold, and gives credit to the firms’ brokers who assisted on this transaction – Robert Griffith and Rick Sheckter of Newmark Knight Frank and Bennett Robinson and Robert Valenziano of CBRE.

14401 Princeton Avenue is currently vacant and features 31,020 square feet of second floor mezzanine.

“We plan to remove a significant portion of the second-floor mezzanine, reducing it to approximately 9,000 square feet,” says Mattox. “This will reconfigure the space to align with the demands of today’s industrial user. The current mezzanine layout is excessive for today’s occupant. By removing this, we can create a product that will appeal to a broader range of tenants in the area.”

MCA Realty also plans to complete a comprehensive overhaul and reconfiguration of the current truck loading at the building to improve functionality and to appeal to a larger segment of the industrial tenant base. The current dock high loading was virtually unusable.

“We look for properties where there is an opportunity to create value,” says Mattox. “By implementing these improvements, we plan to enhance the overall functionality of the property, as well as stabilize the asset by attracting prospective tenants or buyers.”

Planned improvements at 14401 Princeton Avenue include adding new truck wells with four new loading positions, adding a canopy to provide cover during inclement weather, lobby and restroom renovations and upgrades to existing electrical, mechanical and plumbing throughout the building.

This property is located at 14401 Princeton Avenue in Moorpark, California. Bob Griffith and Rick Sheckter at Newmark Knight Frank assisted MCA Realty in this acquisition. Scott Botsford at MetroGroup Realty Finance arranged the acquisition financing.

In addition to this acquisition, MCA Realty continues to remain active on a national scale. The firm has also recently acquired a multi-tenant industrial property in Maui, Hawaii, and sold a multi-tenant industrial asset in Austin, Texas.

The firm purchased Kihei Commercial Center, a 71-unit multi-tenant industrial site, in Maui for \$10.85 million. MCA acquired the remaining 61 units of the 71-unit property. The other 10 units are owned by individual owner operators. Kihei Commercial Center is located at 300 Ohukai Road Kihei in Maui, Hawaii.

MCA sold Rutland Distribution Center, a multi-tenant industrial site in Austin, Texas, prior to the end of 2017. MCA repositioned the 114,000 square-foot property, which was originally acquired in April of 2013. Rutland Distribution Center is located at 2212 Rutland Drive and 10220 Metropolitan Drive in Austin, Texas.

About MCA Realty

[MCA Realty](#) is a full service real estate investment and management company specializing in office and industrial properties throughout the Western U.S. The goal of the company is to identify commercial real estate investment opportunities and execute value creation strategies that maximize returns to its investors.



MCA Realty's principals, Tyler Mattox, Jared Gordon, and Peter Cheng, have successfully navigated a full spectrum of market conditions, and pride themselves on building and maintaining strong relationships with industry partners. More information is available at www.mca-realty.com.

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