

# MCA Realty Sells Lakewood Business Park in Lakewood, Wash., for \$32.9MM

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By [Kate Snyder](#)

Nearly three years after it was last purchased, the Lakewood Business Park in Pierce County has traded hands again. According to Pierce County public records, MCA Realty sold properties at 10025, 10027, 10029, 10107, 10109 and 10111 South Tacoma Way, Lakewood, earlier this week for \$32.9 million. The seller was an entity affiliated with Los Angeles-based Edward Urlik.

MCA Realty purchased the business park for \$18.2 million in December 2020, according to public records. The buildings were constructed in the late 1970s and early 1980s, based on public data.

The business park is a 136,350-square-foot multi-tenant industrial asset located in

Lakewood, Wash., and was MCA Realty's first acquisition in the state of Washington, according to the firm's website. The business park consists of six buildings comprising a total of 36 units.

10111 S. Tacoma Way is a single-story, 28,850-square-foot masonry building, according to The Registry's previous reporting. 10107 totals 22,364 square feet and is classified for industrial flex mall uses, while 10029 S. Tacoma Way includes a 23,488 square foot building. 10109 South Tacoma Way's building totals 19,900 square feet.

MCA Realty is based in Santa Ana, Calif., and is a real estate investment firm specializing in the acquisition, operation and management of commercial properties, according to the company's website.

Most of the recent transactions that have taken place in Lakewood are multifamily or retail properties, however in industrial projects, Vector Development Co. announced in 2020 its intention to build a 159,000-square-foot warehouse and distribution center in the city.

Vector is developing American Lake Logistics with The Carlyle Group, one of the world's largest and most diversified global investment firms, according to The Registry's previous reporting. The industrial facility was announced to be built on eight acres and will have 27 dock doors and 21 spaces

for trucks and trailers. The Tacoma office of Lee & Associates will be marketing the space to be leased to transportation, logistics, distribution and manufacturing tenants.

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