
California

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By: Mark Nieto

MCA Realty Sells Orange County Business Park for \$13.5M

A private investor has paid \$13.5 million for the acquisition of Struck Business Park, a 43,000-square-foot, two-building industrial complex in Orange, CA. Michael Hefner, Hayden Socci,

Tom Terry and Michael Vernick of Voit Real Estate Services represented the buyer and the seller, MCA Realty in the transaction.

The deal marks MCS Realty's second disposition in the firm's \$50 million Industrial Growth Fund. "Through our value-add business plan, we were able to increase rents, which in turn, increased the value of the property," said MCA Principal Tyler Mattox. "We implemented a capital improvement program by upgrading the exterior with paint, asphalt, fencing, landscaping and signage. Interior improvements in select units were also made."

Built in 1976, Struck Business Park is located in the North Orange County submarket, just minutes from the SR-57 and I-5 freeways. The property was 100%-leased at the time of the sale.