

## STRUCTURES AWARDS

**New \$60M spec business park follows 'industrial-as-the-new-retail' design approach 🔑**



Construction began in May on Distribution 429, a new 652,696-square-foot speculative industrial park at State Road 429 and Florida's Turnpike in Ocoee.

COURTESY OF MCCRANEY PROPERTY CO.



By [Anjali Fluker](#) – Associate Managing Editor, Orlando Business Journal  
an hour ago

[Steven McCraney](#) knew he had a tough road ahead in trying to get a new industrial project approved in Ocoee.

The CEO of West Palm Beach-based McCraney Property Co. wanted to build a new multitenant business park in the west Orange County city. But he knew a previous proposal for an industrial project had been rejected by the community.

# ORLANDO BUSINESS JOURNAL

So McCraney and his team put their heads together to come up with an “industrial-as-the-new-retail” type of design reflective of all the other new development coming to the city. McCraney Property hosted community meetings to educate residents and property owners on its view of this new development. As a result, McCraney's proposal received unanimous approval for the estimated \$58.7 million-\$62 million project, dubbed Distribution 429.



Steven McCraney, CEO of McCraney Property Co.

McCraney Property and joint-venture partner [Clarion Partners](#) in May spent nearly \$6 million to buy the 44-acre property, and then shortly thereafter, broke ground on Distribution 429, a speculative 652,696-square-foot industrial park with three buildings:

- Building 100: 104,950 square feet
- Building 200: 145,164 square feet
- Building 300: 402,582 square feet

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The project earned the Top Speculative Development honors in *Orlando Business Journal's* 2018 Structures Awards. Here's more from McCraney:

**Location:** State Road 429 and Florida's Turnpike, Ocoee

**Timeline:** Scheduled for a first-quarter 2019 completion

**Major players:** McCraney Property, Clarion Partners, C4 Architecture LLC, Smiley & Associates Inc., [Marcobay Construction](#) Inc.

**What else can you share about this project?** McCraney Property Co. develops high-profile sites, fronting major roadways, exposure that is essential for the customer, asset positioning and long-term financial stability. The design of McCraney Property assets have been more akin to the communities they are in, rather than your typical industrial park. As markets evolve, it's also essential that companies and their images grow.



Distribution 429 site plan