

FOR IMMEDIATE RELEASE
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Stonelake Breaks Ground on +/- 817,000 Square Foot Cross-Dock Warehouse in El Paso, Texas
Texas Private Equity Firm plans to deliver 375 / Montana Logistics Park Phase II in April 2027

EL PASO, TEXAS – Stonelake Capital Partners (“Stonelake”), a Texas-based real estate private equity firm, has broken ground on Phase II of 375 / Montana Logistics Park in El Paso, TX which will comprise of an 816,955 SF cross-dock spec warehouse. The overall project, called “375 / Montana Logistics Park,” is located inside a foreign trade zone (“FTZ”) at the northeast corner of Loop 375 and Montana Avenue in El Paso, TX. The 90-acre site is being developed in two phases and will total 1,266,105 square feet at completion.

- Phase I: 449,150 SF cross-dock | 1 building | Delivered November 2025 and 100% leased to Avanza Loop, Inc.
- Phase II: 816,955 SF cross-dock | 1 building | Delivering April 2027

375 / Montana Logistics Park Phase II will feature best-in-class physical specifications and cater to the needs of large distribution tenants focused on cross-border logistics between Mexico and the United States, large format e-commerce tenants serving the greater El Paso region as well as manufacturing tenants benefiting from the reshoring of critical supply chains back to North America. 375 / Montana Logistics Park is strategically located on Loop 375, providing direct access from El Paso to Juárez via the Zaragoza Bridge, the second-busiest port of entry between Mexico and the United States.

375 / Montana Logistics Park Phase II will be delivered with the following features:

- 40 ft. clear height
- R-30 roof insulation
- 8-inch-thick, 4,000 PSI floor slab
- 6,000 square foot spec office
- Direct access from Loop 375 access road
- Four transformer pads in place with gear for up to 12,000 amps
- 10 megawatts of immediately available power
- 442 employee parking spaces with the ability to add more
- 372 trailer parking spaces
- Additional 5 acres of land for either additional employee parking, trailer parking or secure outside storage
- 150 dock high doors and 4 grade level doors with dock packages installed
- Fenced, gated, non-shared truck courts

William R. Caparis and Arturo De La Mora, with CBRE, are handling leasing on behalf of Stonelake. Stonelake owns 100% of the site without an outside operating partner.

Stonelake is the third largest owner of industrial buildings in El Paso with a current existing portfolio of 2.8 million square feet across 25 buildings. 375 / Montana Logistics Park is Stonelake’s second ground-up industrial development project in the El Paso MSA and will bring Stonelake’s total industrial ownership in El Paso to 4.0 million square feet.

“375 / Montana Logistics Park Phase II is a unique opportunity for Stonelake to bring over 817,000 square feet of Class-A product to market on a speculative basis for tenants,” said Travis Eickenhorst, Partner at Stonelake overseeing the development. “We are excited and ready to execute on such an incredible opportunity.”

About Stonelake Capital Partners (www.stonelake.com)

Stonelake Capital Partners is a real estate private equity firm with offices in Austin, Dallas and Houston. Stonelake acquires and develops industrial, multifamily and select office properties and owns over \$5.0 billion of commercial real estate in Sunbelt Markets including Atlanta, Austin, Charlotte, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, Raleigh, San Antonio, Southern California, South Florida and Tampa. Stonelake owns, is developing or has developed over 34 million square feet of industrial warehouses, 8,155 multifamily units and 3.3 million square feet of office buildings.

Stonelake manages institutional capital through discretionary private equity investment partnerships and counts among its investors some of the country’s largest college endowments, charitable foundations, hospital systems and pension funds. Stonelake has raised \$3.2 billion of equity across nine private equity funds over the last 19 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.