

FOR IMMEDIATE RELEASE
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Stonelake celebrates 17 years and expansion to 12th market for industrial strategy

DALLAS, TEXAS – Stonelake Capital Partners (“Stonelake”), a real estate private equity firm known for its investment focus on the industrial warehouse sector celebrated its 17-year anniversary on Thursday, November 7 together as a team in Dallas, Texas. Stonelake was founded by Kenneth E. Aboussie, Jr. and John A. Kiltz on November 7, 2007 in Austin, Texas and has grown to become a fully-integrated real estate investment firm overseeing a portfolio of approximately \$5.0 billion of commercial real estate including 295 industrial buildings totaling 26.0 million square feet across 12 high barrier-to-entry Sunbelt markets and 3,000 Class-A residential units. Stonelake has 50 team members across offices in Austin, Dallas and Houston.

On Tuesday November 12th, Stonelake announced the acquisition of a 402,390 square feet Class-A industrial building located at 7040 Northwinds Drive in Charlotte, North Carolina (“7040 Northwinds”). 7040 Northwinds represents Stonelake’s first investment in Charlotte and establishes Charlotte as the firm’s 12th investment market across the Sunbelt alongside Atlanta, Austin, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, San Antonio, South Florida and Tampa.

7040 Northwinds was built in 2014 and features 36’ clear height, significant trailer parking and is located on approximately 40-acres along I-85 North within the Concord submarket of Charlotte. The building is demised and suitable for 3-4 separate tenants in a cross-dock configuration, but is currently 100% occupied by Amazon.

7040 Northwinds was purchased in an off-market transaction by Stonelake Opportunity Partners VII, LP, which is Stonelake’s seventh (7th) opportunistic private equity fund totaling \$746 million in equity capital commitments. Stonelake made the acquisition off-market with the help of the local broker Chris Skibinski of Avison Young. Since Stonelake 7’s final close in 2023, the fund has invested approximately \$520 million by either acquiring or developing 66 industrial warehouses totaling 8.5 million square feet in 42 separate transactions across Stonelake’s target markets.

Stonelake has been focused on entering the Charlotte market over the last six months as an interest-rate driven pull-back in the real estate capital markets has created an interesting acquisition environment for select infill assets. Charlotte will continue to be in an important market in Stonelake’s investment strategy and Stonelake is actively seeking new acquisition and development opportunities. Stonelake’s efforts in Charlotte will be led by Will Jenkins (Partner), Marc Hedrick (Director) and Jack Harvey (Associate).

Stonelake has established itself as one of the most active acquirers and developers of infill industrial warehouse buildings across the Sunbelt. Since 2014, Stonelake has acquired or developed 360 warehouse buildings totaling 32.0 million square feet.

About Stonelake Capital Partners

Stonelake Capital Partners is a real estate private equity firm with offices in Austin, Dallas and Houston. Stonelake acquires and develops industrial, multifamily and 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, San Antonio, South Florida and Tampa. Stonelake owns, is developing or has developed 32.0 million square feet of industrial warehouses, 8,100 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, pension funds, hospital systems, foundations and family offices. Stonelake has raised \$2.6 billion of equity across 8 private equity funds over the last 17 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.

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