

TRANSACTIONS - JULY 18, 2025

Stonelake Capital Partners sells \$920m of industrial real estate

BY ANDREA ZANDER



Stonelake Capital Partners has sold 91 industrial buildings totaling 7.6 million square feet. Stonelake exited the portfolio through 13 separate transactions totaling \$920 million during the past six months. The buyers included large pension funds and institutional investment managers.

The portfolio consisted of 91 industrial buildings totaling more than 7.6 million square feet located in Nashville, Atlanta, Dallas, Houston, El Paso and Austin. At the time of sale, the portfolio was approximately 93 percent leased to 190 tenants. Comprising primarily smaller-format buildings averaging 83,500 square feet, the portfolio reflects Stonelake's high-conviction investment focus on light industrial, multi-tenant distribution properties located near urban cores in high-barrier-to-entry submarkets.

Consistent with all of Stonelake's industrial investments, the firm owned, asset-managed, and property-managed 100 percent of the portfolio – with no outside partner – through its fifth and sixth discretionary private equity funds: Stonelake Opportunity Partners V, L.P. and Stonelake Opportunity Partners VI, L.P.

“The recent transactions represent the culmination of seven years of hard work by the entire Stonelake Team. Stonelake assembled and created this portfolio through 49 separate acquisitions between 2018 and 2022. I am proud of the Stonelake Team for its execution over the last seven years. This successful outcome demonstrates the merits of Stonelake’s investment strategy and we are grateful to our Limited Partners for their trust and support of our efforts,” said Kenneth Aboussie, managing partner of Stonelake.

Following the transaction, Stonelake remains a major owner and operator of industrial warehouses and will continue to own 211 industrial buildings totaling 19.3 million square feet across 12 Sunbelt markets in Atlanta, Austin, Charlotte, N.C., Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, San Antonio, South Florida and Tampa.

“Stonelake will continue to execute on our investment strategy of both acquiring and developing light industrial warehouses to create portfolios of institutional-size and quality in infill locations in markets experiencing significant population growth,” Aboussie said. Since 2014, Stonelake has acquired or developed 367 industrial buildings totaling 31.3 million square feet across the Sun Belt.