

FOR IMMEDIATE RELEASE
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**Stonelake Signs 449,150-SF Full-Building Lease at 375 & Montana Logistics Park
Announces Summer 2025 Groundbreaking of Next Phase**

EI PASO, TEXAS – Stonelake Capital Partners (“Stonelake”), a Texas-based real estate private equity firm, announced it has signed a 449,150-sf, full-building lease with Avanza Loop, Inc. bringing the first phase of 375 & Montana Logistics Park to 100% leased.

Stonelake commenced construction on Phase I, a 449,150-sf cross dock, in October 2024 and will complete construction in September 2025. In connection with Phase I becoming 100% leased, Stonelake plans to break ground on the next phase which includes two Class-A industrial buildings both of which are 432,737-sf cross docks (865,474-sf total).

375 & Montana Logistics Park is located at the northeast corner of Loop 375 and Montana Avenue. The 90-acre site is being developed in two phases and totals 1,314,624-sf:

- Phase I: 449,150-sf cross dock – 1 building, 100% leased to Avanza Loop, Inc.
- Phase II: 865,474-sf cross dock – 2 buildings, each 432,737-sf, Groundbreaking Summer 2025

Stonelake will commence construction of Phase II in Summer 2025 with expected delivery in Spring 2026.

375 & Montana Logistics Park is a Class-A industrial park in El Paso, Texas which features best-in-class specifications to cater to the needs of larger distribution tenants focused on cross-border logistics between Mexico and the United States. The development is strategically located on Loop 375, which provides direct access from El Paso to Juarez via the Zaragoza Bridge, the second busiest port of entry between Mexico and the United States.

Stonelake is the developer and owner of 375 & Montana Logistics Park and Stonelake provided 100% of the equity via its seventh opportunistic fund, Stonelake Opportunity Partners VII, LP which was raised in 2023 and totals \$746,000,000 in capital commitments from institutional investors.

Stonelake owns, is developing or has developed 32 million square feet of industrial warehouses

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 primarily acquires and develops (i) Class-A & Class-B industrial warehouses and (ii) develops Class-A multifamily and owns over \$5.0 billion of commercial real estate in high growth markets, including Atlanta, Austin, Charlotte, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, San Antonio, South Florida & Tampa. Stonelake owns, is developing or has developed 32 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 \$3.0 billion of equity across nine (9) private equity funds over the last 18 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.