



FOR IMMEDIATE RELEASE
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Stonelake Capital Partners Announces First Southern California Industrial Acquisition

Dallas, Texas (April 7, 2026) – Stonelake Capital Partners (“Stonelake”), a real estate private equity firm headquartered in Texas, announced today its first industrial acquisition in Southern California.

Located at 5901 Triumph Street in Commerce, California, the property is a rare Class-A industrial building offering 32-foot clear heights and a 2023 vintage at just 40,210 square feet — a combination of institutional-quality specifications and single-tenant scale that is difficult to find in the market.

Stonelake currently owns 22.5 million square feet of industrial properties across 230 buildings and 14 Sunbelt markets with an average building size of approximately 95,000 square feet. The Southern California acquisition is a perfect fit for Stonelake’s existing portfolio.

Cushman & Wakefield’s Jeff Chiate, Rick Ellison, Matt Leupold and Aubrie Monahan brokered the sale, with Cushman representing both the Seller and the Buyer.

Travis Eickenhorst and Hayden Fronterhouse are leading Stonelake’s industrial efforts in Southern California.

“This transaction marks a significant milestone as it represents Stonelake’s first Southern California property acquisition, underscoring the significant demand for shallow-bay light industrial properties in highly sought-after infill markets,” said Eickenhorst. “With limited vacancy and strong demand fundamentals, we believe light industrial properties with Class-A specifications will continue to experience strong demand and premium rents.”

5901 Triumph Street is a premier Class-A, single tenant industrial property totaling 40,210 square feet that is 100% leased with captive tenancy and excellent freeway access. The Central Los Angeles Sub-market totals 17.6 million square feet of Class-A industrial space; of that, only 3.8% is under 50,000 square feet, highlighting the unique opportunity to acquire a building of this size and vintage.

Positioned in the heart of Commerce, the property benefits from immediate access to Los Angeles’ expansive transportation network. The location offers convenient connectivity to the greater Los Angeles and Orange County markets, providing efficient distribution channels for the movement of goods.

“Stonelake continues to have tremendous conviction in our investment strategy of creating high-quality, light industrial portfolios at-scale in infill locations in markets with meaningful demand drivers. 5901 Triumph fits well within in our portfolio.” said Kenneth Aboussie, Stonelake’s Managing Partner.

Since 2014, Stonelake has acquired or developed 391 industrial buildings totaling 34.5 million square feet across the Sunbelt. The firm is focused on investing capital in the industrial and logistics sector to aggregate at-scale Class-A, Class-B and IOS industrial portfolios across the Sunbelt.

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 (9) private equity funds over the last 19 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.

