

Stonelake Capital Partners sells 35 building ‘last mile’ industrial portfolio.



Stonelake Capital Partners sold 14 buildings in Houston totaling 1.07 million square feet as part of a larger industrial portfolio sale. (Stonelake Capital)

By: Katherine Feser

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Stonelake Capital Partners sold a 3.1 million-square-foot industrial portfolio to California-based Westcore Properties in a deal that provides Westcore with 35 warehouses in urban areas of Houston, Dallas and San Antonio.

"The interest we received in this portfolio demonstrates the resiliency of the industrial warehouse asset class as well as the strength of the Texas markets," Stonelake Managing Partner Kenneth Aboussie said in an announcement.

The buildings, which are 93 percent leased to 95 tenants, were marketed as urban infill properties serving the “last mile” distribution channel for online retailers and suppliers seeking to be near customers for quick shipments. Terms were not disclosed.

Stonelake, a real estate private equity firm with offices in Austin, Dallas and Houston, assembled the portfolio in a dozen transactions between 2014 and 2016. The sale consisted of 15 buildings totaling 1.27 million square feet in Dallas, 14 buildings totaling 1.07 million square feet in Houston and six buildings totaling 746,555 square feet in San Antonio.

Stonelake increased the portfolio’s net operating income by 55 percent over its six years of ownership, the company said.

Jack Fraker, Jonathan Bryan and Randy Baird of CBRE National Partners represented Stonelake in the transaction, which closed on Thursday.

The Houston properties consisted of:

- 7207-7213 Wynnwood Lane
- 7235-7255 Wynnwood Lane
- 6200-6298 Brookhill Drive
- 4557-4599 S. Wayside Drive
- 3404-3410 Yale Street
- 3420-3432 Yale Street
- 3434-3448 Yale Street
- 3454-3468 Yale Street
- 3474 Yale Street
- 3502-3556 Yale Street
- 1020 Lockwood Drive
- 1040 Lockwood Drive
- 1060 Lockwood Drive

Following the transaction, Stonelake owns 135 industrial buildings totaling 12 million square feet in markets such as Austin, Atlanta, Dallas, Houston and Nashville.

“Stonelake will continue to execute on our investment strategy of both acquiring and developing industrial warehouses to create portfolios of institutional-size and quality in infill locations in markets experiencing significant population growth,” Aboussie said.

Stonelake also develops urban multifamily and office projects, including The James & The Ivy - River Oaks and 200 Park Place near River Oaks District and Highland Village.