



BLUE RIDGE INDUSTRIAL COMPLETES DISPOSITION OF 8600 N ROYAL LANE IN IRVING, TEXAS



Irving, TX – December 5th, 2025 – Blue Ridge Industrial (BRI) announced the disposition of 8600 N Royal Lane, a 106,500 square foot industrial property located in Irving, Texas. BRI originally acquired the property in October 2020 as part of its Dallas–Fort Worth portfolio expansion strategy.

Built in 1997, the property features a rear-load configuration, 24-foot clear heights, and functional industrial space well suited for a variety of small- to mid-bay industrial tenants. At the time of disposition, the property was 100% occupied.

8600 N Royal Lane is located within DFW Freeport Business Park in the North Dallas suburb of Irving, immediately adjacent to Dallas–Fort Worth International Airport. The property benefits from strong regional connectivity, located approximately half a mile from TX-114, one mile from I-635, and within close proximity to I-35, providing convenient access to major logistics and distribution corridors.

“We are pleased with the outcome of this investment and the opportunity to complete a successful transaction in the Dallas–Fort Worth market,” said Michael Trapani, Managing Partner at BRI. “Assets like 8600 N Royal Lane represent the type of functional, well-located industrial properties we target across our portfolio.”

“Dallas–Fort Worth continues to be one of the most active industrial markets in the country,” added Nate Leifeld, Managing Partner at BRI. “We remain focused on identifying opportunities in high-growth markets where strong infrastructure and population trends support long-term industrial demand.”

About Blue Ridge Industrial

Blue Ridge Industrial, LLC is a real estate private equity firm based in Dallas, TX that acquires and manages functional, well-located industrial properties. Founded in 2018 by Michael Trapani and Nate Leifeld, BRI has acquired 78 buildings in 5 markets totaling 3.8 million square feet. More information about Blue Ridge Industrial can be found at www.bri-re.com.