

For Immediate Release

**Sterling Office and Industrial Trust Acquires
Six Sale-Leaseback Industrial Warehouse Properties
(North Dakota, Minnesota, South Dakota and Wisconsin)**

Company Release – March 14, 2019

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased six sale-leaseback industrial warehouse properties totaling 247,707 square feet. The properties are in four states with locations including: Fargo, North Dakota; Rochester, Minnesota; Aberdeen and Pierre, South Dakota; and La Crosse and Plover, Wisconsin. All six properties are occupied by Dakota Supply Group, a multi-product distribution company. Each location is serviced through a 15-year absolute triple-net lease. The portfolio was purchased for \$19,190,228 on March 11, 2019 using a combination of cash and a bank loan.

ABOUT STERLING OFFICE AND INDUSTRIAL TRUST

Sterling Office and Industrial Trust is a registered, but unincorporated business trust formed in North Dakota to invest in primarily office and industrial buildings. The Trust operates as an Umbrella Partnership Real Estate Investment Trust, and holds all of its assets through Sterling Office and Industrial Properties, LLLP, which the Trust controls as general partner.

For Additional Information
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