

For Immediate Release

**Sterling Office and Industrial Trust Acquires Woodbury Technology Center
(Woodbury, Minnesota)**

Company Release – November 01, 2019

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased Woodbury Technology Center, a single-tenant industrial building in Woodbury, Minnesota. The property is comprised of one building totaling 69,600 square feet and occupied by the 3M Company under a seven year triple-net lease. The property was purchased for \$5,765,000 on November 01, 2019 through a combination of 1031 exchange, 721 UPREIT, and cash.

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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