

For Immediate Release

**Sterling Office and Industrial Trust
Acquires Advanced Converting Works Industrial Warehouse
(Green Bay, Wisconsin)**

Company Release – May 10, 2024

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Advanced Converting Works (ACW) Industrial Warehouse property, a single-tenant industrial warehouse facility in Green Bay, Wisconsin, for a total acquisition price of \$11,750,000. Constructed in 2000, the ACW Industrial Warehouse facility is comprised of approximately 187,000 square feet and is 100% occupied. The property was acquired through a 1031 Exchange, 721 UPREIT Exchange, and traditional bank financing. The acquisition closed on April 25, 2024.

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.

Michael P. Carlson
General Counsel & Secretary
For Additional Information
4340 18th Avenue South, Suite 200
Fargo, ND 58103
(701) 353-2720