

For Immediate Release

**Sterling Office and Industrial Trust Acquires
Pewaukee South Logistics Center**

Company Release – October 27, 2023

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Pewaukee South Logistics Center, a multi-tenant industrial warehouse facility located in Pewaukee, Wisconsin, for a total acquisition price of \$25,000,000. The Pewaukee South Logistics Center facility is comprised of nearly 218,000 square feet of leasable space and is fully occupied. The property was acquired through a 1031 Exchange, 721 “UPREIT” Exchange, and traditional bank financing. The acquisition closed on October 16, 2023.

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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