

For Immediate Release

**Sterling Office and Industrial Trust
Acquires Transport Lane Industrial
(Bismarck, North Dakota)**

Company Release – May 1, 2025

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Transport Lane Industrial property, a single-tenant industrial warehouse facility in Bismarck, North Dakota, for an acquisition price of \$12,500,000. Constructed in 2024, the property includes a 102,000 square foot industrial warehouse as well as 3.5 acres of land. The property is 100% leased to United Parcel Service (UPS). The property was acquired through a 721 UPREIT, cash, and traditional bank financing. The acquisition closed on April 30, 2025.

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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