

**For Immediate Release**

**Sterling Office and Industrial Trust Acquires Vanderburgh Industrial  
(Evansville, Indiana)**

Company Release – June 23, 2025

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Vanderburgh Industrial property, a single-tenant industrial warehouse facility in Evansville, Indiana, for an acquisition price of \$16,425,000. Constructed in 2022, the property consists of a 150,000 square foot industrial warehouse on 22.1 acres of land. The property is 100% leased to Windstream Communications. The property was acquired through a 721 UPREIT, 1031 Exchange, and cash. The acquisition closed on May 30, 2025.

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**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**  
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