

For Immediate Release

**Sterling Office and Industrial Trust Closes on
Purchase of ShoreMaster Buildings
Fergus Falls, Minnesota**

Company Release – April 29, 2016

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased the ShoreMaster buildings located in Fergus Falls, Minnesota. The purchase is comprised of two manufacturing/office buildings totaling 120,000 square feet. ShoreMaster, LLC will remain in the buildings on a long-term, triple net lease agreement. The ShoreMaster buildings were purchased for \$5,100,000 on April 26, 2016, using a combination of cash and debt.

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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