

For Immediate Release

**Sterling Office and Industrial Trust Closes on
Purchase of The Little Potato Company Building
(DeForest, Wisconsin)**

Company Release – December 22, 2016

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased The Little Potato Company building located in DeForest, Wisconsin. The purchase is comprised of one warehouse/office building totaling 131,802 square feet. The Little Potato Company USA, Inc. will remain in the building on a long-term, triple net lease agreement. The Little Potato Company building was purchased for \$16,550,000 on December 21, 2016, using 1031 dollars via 721 UPREIT and bank financing.

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

Brittaney van der Hagen
Director of Investor Relations
1711 Gold Drive South, Suite 100
Fargo, ND 58103
(701) 353-2729