

For Immediate Release

**Sterling Office and Industrial Trust Closes on
Purchase of Triad Engineering Buildings
Scott Depot, West Virginia**

Company Release – May 27, 2016

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased the Triad Engineering Buildings located in Scott Depot, West Virginia. The purchase is comprised of six buildings totaling 21,525 square feet. Triad Engineering, Inc. will remain in the buildings on a long-term, trip net lease agreement. The Triad Engineering buildings were purchased for \$1,850,000 on May 20, 2016, using a combination of 1031 dollars and cash.

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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