

For Immediate Release

**Sterling Office and Industrial Trust
Acquires Polywood Fabrication Industrial Warehouse
(Wausau, Wisconsin)**

Company Release – December 23, 2024

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Polywood Fabrication Industrial Warehouse for a purchase price of \$7,825,000. Located in Wausau, Wisconsin, the Polywood Fabrication facility is comprised of approximately 100,000 square feet situated on nine acres of land. The facility was constructed in 2007 and is 100% occupied by a single tenant. The property was acquired via 1031 Exchange and 721 (UPREIT) Exchange. The transaction closed on December 13, 2024.

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.

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For Additional Information
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