

For Immediate Release

**Sterling Office and Industrial Trust
Completes Disposition of MPP Phoenix Industrial Warehouse
(Phoenix, Arizona)**

Company Release – September 3, 2025

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully closed on the sale of the MPP Phoenix, a 64,000 square foot industrial warehouse property in Phoenix, Arizona for a total sales price of \$4,557,000 on August 29, 2025.

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

Michael P. Carlson
General Counsel
4340 18th Avenue South, Suite 200
Fargo, ND 58103
(701) 353-2720