

For Immediate Release

**Sterling Office and Industrial Trust
Completes Disposition of Thermotech Industrial Warehouse
(Hopkins, Minnesota)**

Company Release – December 23, 2024

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 Thermotech Industrial Warehouse, a 122,000 square foot industrial facility in Hopkins, Minnesota, for a total sales price of \$10,050,000 on December 20, 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.

Michael P. Carlson
General Counsel & Secretary

For Additional Information
4340 18th Avenue South, Suite 200
Fargo, ND 58103
(701) 353-2720