

**For Immediate Release**

**Sterling Office and Industrial Trust  
Completes Disposition of Triad Building  
(Scotts Depot, WV)**

Company Release – August 19, 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 Triad Engineering Office and Warehouse Building, an 18,815 square foot office and industrial building in Scotts Depot, West Virginia, for a total sales price of \$2,100,000 on August 16, 2024.

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**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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