STAG INDUSTRIAL ANNOUNCES $600 MILLION REFINANCING OF UNSECURED REVOLVING CREDIT FACILITY AND TERM LOANS

Boston, MA – December 22, 2014 - STAG Industrial, Inc. (the "Company") (NYSE:STAG), a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States, today announced it has successfully completed a $600 million refinancing of its unsecured revolving credit facility and term loans. The result of these transactions is a reduction in the Company's current cost of fully committed unsecured bank debt from L+1.66% to L+1.41%, an increase in the term of the facilities from 3.8 years to 5.9 years, and material improvements to the Company's unsecured covenant package.

The refinancing included the following:

- New $300 million Unsecured Revolving Credit Facility, maturing in 2019
- New $150 million, 7-year Unsecured Term Loan A, maturing in 2022
- Amendment to existing $150 million, 7-year Unsecured Term Loan B, maturing in 2021
- Extinguishment of $100 million, 5-year Unsecured Term Loan, maturing in 2017

Previously announced Private Placement activity:

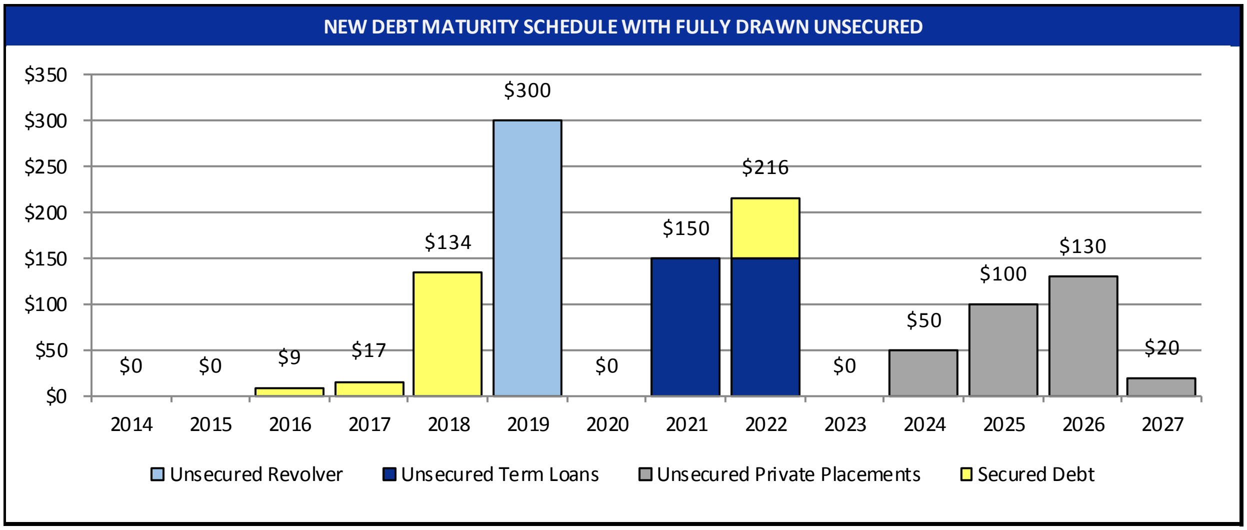
- New $200 million Unsecured Private Placement, maturing in 2025, 2026 and 2027
- Amendment to existing $100 million Unsecured Private Placement, maturing in 2024 and 2026

"The achievements in this refinancing, coupled with our recent private placement activity, have transformed STAG's liability structure," commented Ben Butcher, STAG Industrial's Chief Executive Officer. "Furthermore, we now have liquidity on hand to fund 100% of our targeted acquisition activity in 2015 – a noteworthy achievement for a growth company such as STAG."

Details of the Company's liabilities, inclusive of the refinancing and the impact of the previously announced private placement activity, are shown in the charts below:

NEW DEBT CAPITAL STRUCTURE WITH FULLY DRAWN UNSECURED			
Description	**Amount ($'s mm)**	**Current Interest Rate**	**Maturity**
Secured Debt Total / Weighted Average	**$226**	**5.45%**	**4.4 years**
Unsecured Debt			
Revolving Credit Facility ($300mm)	$300	L+1.15%	12/18/19
Term Loan A ($150mm, 7 year)	150	L+1.65%	03/31/22
Term Loan B ($150mm, 7 year)	150	L+1.70%	03/21/21
April 2014 Private Placement A ($50mm, 10 year)	50	4.98%	10/01/24
April 2014 Private Placement B ($50mm, 12 year)	50	4.98%	07/01/26
December 2014 Private Placement A ($80mm, 12 year)	80	4.42%	12/30/26
December 2014 Private Placement B ($100mm, 10 year)	100	4.32%	02/20/25
December 2014 Private Placement C ($20mm, 12 year)	20	4.42%	02/20/27
Unsecured Debt Total / Weighted Average (1)	**$900**	**2.57%**	**7.5 Years**
Total / Weighted Average (1)	**$1,126**	**3.15%**	**6.9 Years**

(1) 1-Month LIBOR rate as of December 22, 2014 is 0.16%. Interest rates in this chart do not include interest rate swaps outstanding.



"This series of transactions goes beyond having the obvious effects on STAG's debt structure of lowering our cost of debt and improving our diversified debt maturity ladder," commented Geoff Jervis, STAG Industrial's Chief Financial Officer. "These transactions also demonstrate STAG's commitment to: an unsecured liability funding model, better matched asset and liability duration, and a broader group of products and providers of unsecured debt capital."

New $300 million Unsecured Revolving Credit Facility
The new $300 million unsecured revolving credit facility ("Revolving Credit Facility") replaces the Company's existing $200 million unsecured revolving credit facility. The Revolving Credit Facility extends the previous maturity by more than three years, reduces the interest rate, and improves debt covenants. The Revolving Credit Facility bears a current interest rate of LIBOR plus a spread of 1.15% and matures in December 2019. Additionally, the Revolving Credit Facility has a $300 million accordion feature that allows the Company to request an upsize of the facility upon the same terms, subject to lender consent.

New $150 million, 7-year Unsecured Term Loan A
The new $150 million, 7-year unsecured term loan ("Term Loan A") replaces the Company's existing $150 million, 7-year term loan due to mature February 14, 2020. Term Loan A extends the previous maturity date by more than two years, reduces the interest rate, and improves the debt covenants. Term Loan A bears a current interest rate of LIBOR plus a spread of 1.65% and matures in March of 2022.

Amendment to existing $150 million, 7-year Unsecured Term Loan B
An amendment to the existing $150 million, 7-year term loan ("Term Loan B") improves the loan's covenant package and conforms the covenants to those of the Company's other unsecured debt. Term Loan B bears a current interest rate of LIBOR plus a spread of 1.70% and matures in March of 2021.

Extinguishment of $150 million, 5-year Unsecured Term Loan
The existing $150 million, 5-year term loan due to mature September 10, 2017 was extinguished. The extinguishment of this term loan allows the Company to extend duration of its debt by taking advantage of the availability of longer term unsecured debt.

Previously announced Private Placement Activity:

New $200 million Unsecured Private Placement
The new $200 million note purchase agreement ("December 2014 Private Placement") provides for the future private placement, subject to conditions, of senior unsecured notes consisting of $80 million of 12-year, series A notes, $100 million of 10-year, series B notes, and $20 million of 12-year, series C notes. The notes of the December 2014 Private Placement bear interest at a fixed rate of 4.42%, 4.32%, and 4.42%, respectively.

Amendment to existing $100 million Unsecured Private Placement
An amendment to the existing $100 million note purchase agreement ("April 2014 Private Placement") revises the senior unsecured note's covenant package to conform substantially to those of the Company's other unsecured debt. The April 2014 Private Placement consisting of $50 million of 10year senior unsecured notes, series A, and $50 million of 12-year senior unsecured notes, series B, bear a current interest rate of 4.98%.

The participating banks and their roles within these transactions are listed below:

Wells Fargo Securities, LLC and Merrill Lynch, Pierce, Fenner and Smith Incorporated served as Lead Arrangers and Bookrunners on the Revolving Credit Agreement, with Wells Fargo Bank, National Association serving as Administrative Agent, L/C Issuer and Swing Line Lender, and Bank of America, N.A. serving as Syndication Agent and an L/C Issuer. Capital One, National Association, Regions Bank and Royal Bank of Canada serve as Co-Documentation Agents. Other lenders are Citibank, N.A., PNC Bank, National Association, TD Bank, N.A., and Raymond James Bank, N.A.

Wells Fargo Securities, LLC served as Lead Arranger and Bookrunner on the Term Loan A Agreement, with Wells Fargo Bank, National Association serving as Administrative Agent. TD Bank, N.A. serves as Syndication Agent, and Capital One, National Association, and Regions Bank serve as Co-Documentation Agents. The other lender is Raymond James Bank, N.A.

Wells Fargo Securities, LLC served as Lead Arranger and Bookrunner on the Term Loan B Agreement, with Wells Fargo Bank, National Association, serving as Administrative Agent. Other lenders are TD Bank, N.A., Capital One, National Association and Regions Bank.

About STAG Industrial, Inc.

STAG Industrial, Inc. is a real estate investment trust focused on the acquisition and operation of single-tenant industrial properties throughout the United States. The Company's portfolio consists of 247 buildings in 36 states with approximately 46.7 million rentable square feet.

For additional information, please visit the Company's website at www.stagindustrial.com.

Forward-Looking Statements

This press release, together with other statements and information publicly disseminated by STAG Industrial, Inc. (the "Company"), contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "believe," "will," "expect," "intend," "anticipate," "estimate," "should," "project" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors that are, in some cases, beyond the Company's control and which could materially affect actual results, performances or achievements. Factors that may cause actual results to differ materially from current expectations include, but are not limited to, the risk factors discussed in the Company's annual report on Form 10-K for the year ended December 31, 2013, as updated by the Company's quarterly reports on Form 10-Q. Accordingly, there is no assurance that the Company's expectations will be realized. Except as otherwise required by the federal securities laws, the Company disclaims any obligation or undertaking to publicly release any updates or revisions to any forward-looking statement contained herein (or elsewhere) to reflect any change in the Company's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

Source: STAG Industrial, Inc.

Contact:
STAG Industrial, Inc.
Brad Shepherd, Vice President, Investor Relations
617-226-4987
InvestorRelations@stagindustrial.com