



**STAG**  
INDUSTRIAL

Data As Of **06-30-2022**





# ACQUISITION CRITERIA

## **PROFILE:**

Primarily 100% occupied industrial buildings;  
vacant & partially vacant considered

## **TRANSACTION TYPE:**

Investor sale, sale leaseback; build-to-suit & spec forward  
commitments & funding considered

## **USE:**

Warehouse, distribution and light manufacturing

## **BUILDING TYPE:**

Class A or B; all construction types (tilt up, masonry, metal, pre-cast)

## **TERM:**

All lease terms

## **LOCATION:**

All US markets; focus on primary and secondary industrial markets

## **DEAL SIZE:**

\$5-\$100 million on a single asset basis; no maximum for portfolios

## **CREDIT PROFILE:**

All credit profiles





# PORTFOLIO TRANSFORMATION

	IPO AS OF Q2 2011	Q2 2022
<b>SQUARE FEET (MILLIONS)</b>	14.2	111.5
<b>PROPERTIES</b>	93	559
<b>FLEX/OFFICE (%ABR)</b>	21.1%	0.1%

# BALANCE SHEET STRENGTHENED

	IPO AS OF Q2 2011	Q2 2022
<b>EQUITY MARKET CAPITALIZATION (MILLIONS)</b>	\$290	\$5,655
<b>% SECURED DEBT</b>	100%	2.2%





**STABILIZED**  
Minneapolis, MN  
136,589 SF

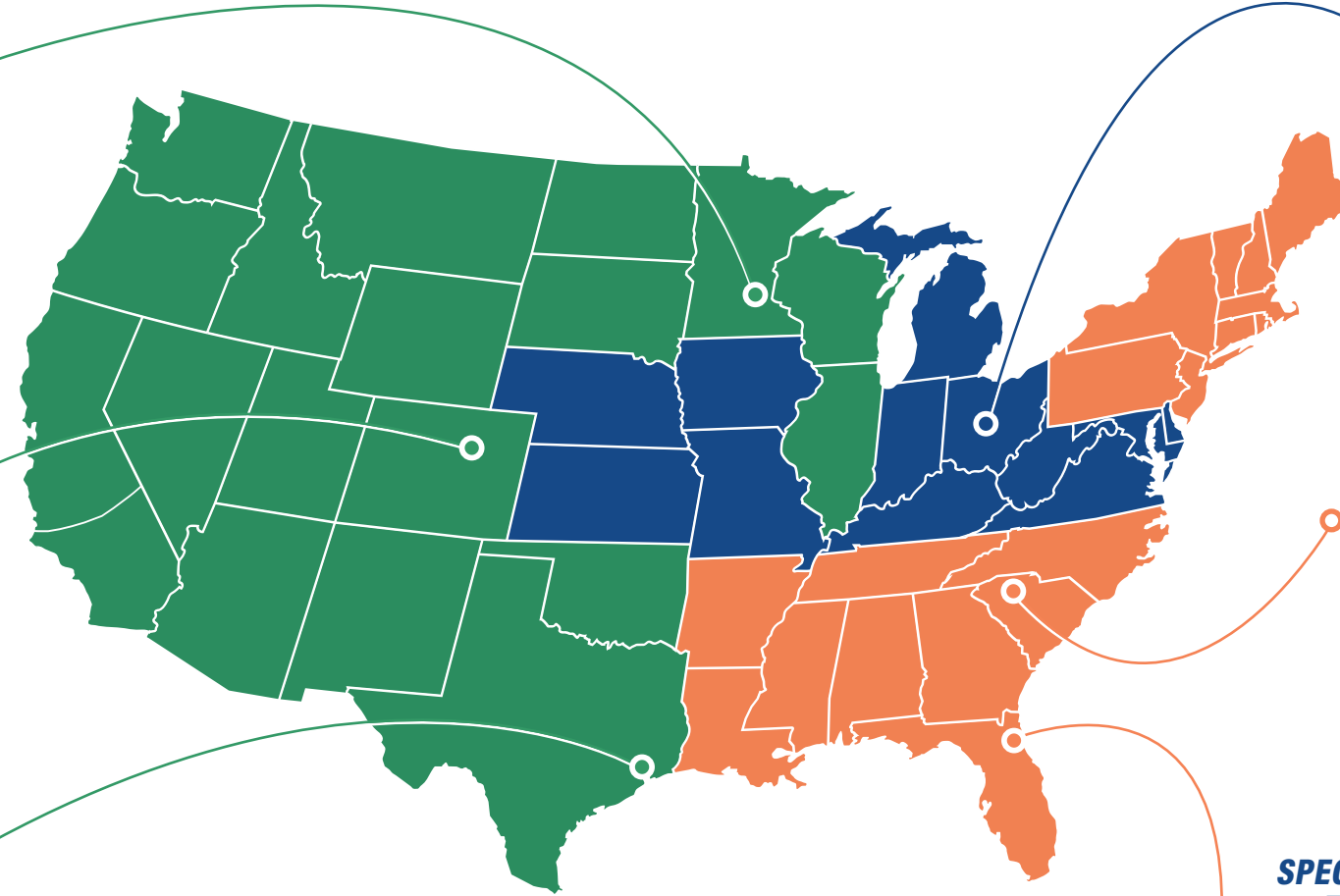
**BUILD-TO-SUIT  
FORWARD  
COMMITMENT**  
Columbus, OH  
857,390 SF

**BUILD-TO-SUIT  
FORWARD  
COMMITMENT**  
Denver, CO  
139,194 SF

**VALUE ADD  
PARTIAL  
AVACANCY**  
Spartanburg, SC  
273,030 SF

**EXPANSION**  
Houston, TX  
116,750 SF

**SPECULATIVE  
FORWARD  
COMMITMENT**  
Jacksonville, FL  
231,030 SF



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2021

# ACQUISITION ACTIVITY

## 1,250+

TRANSACTIONS PASS INITIAL TRIAGE FOR INVESTMENT CONSIDERATION

## 317

TRANSACTIONS UNDERWRITTEN

## 19.6%

OF TRANSACTIONS UNDERWRITTEN WERE ACQUIRED

## 62

TRANSACTIONS CLOSED

## 5%

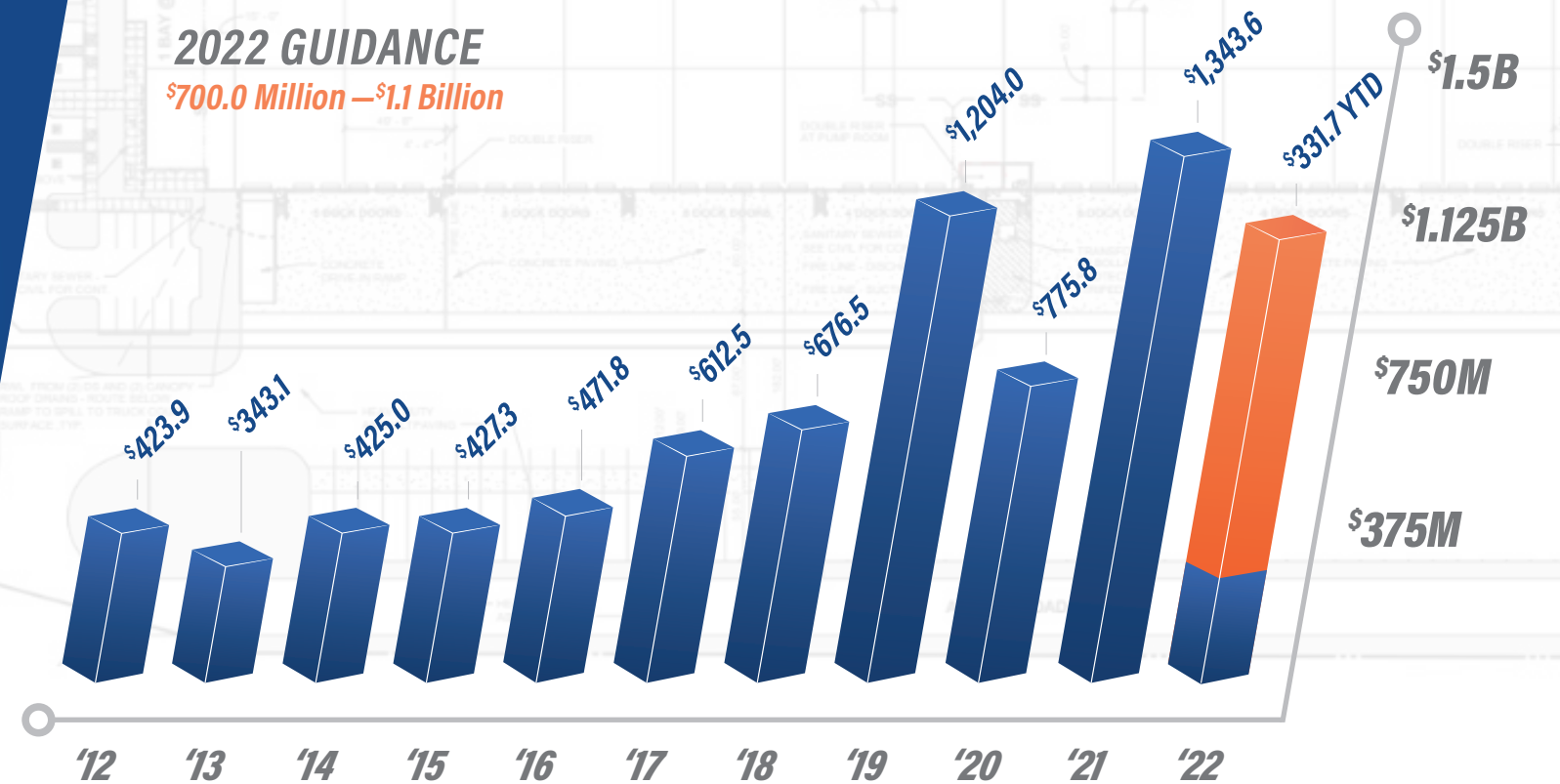
OF TRANSACTIONS CONSIDERED WERE ACQUIRED



159 AUTO PARKING SPACES INCLUDING 8 H.C. SPACES

# ACQUISITION VOLUME

2022 GUIDANCE  
\$700.0 Million — \$1.1 Billion







Milwaukee, WI  
192,800 SF



San Diego, CA  
205,440 SF



Pittsburgh, PA  
297,200 SF



Baltimore, MD  
60,000 SF



Tampa, FL  
78,560 SF



Phoenix, AZ  
186,643 SF



Columbia, SC  
176,400 SF



Dallas, TX  
389,546 SF



Greenville, SC  
264,385 SF