



STAG INDUSTRIAL ANNOUNCES ACQUISITION AND LEASING ACTIVITY FOR NOVEMBER 2014

Boston, MA – December 1, 2014 - [STAG Industrial, Inc.](http://www.stagindustrial.com) (the "Company") (NYSE:STAG), a real estate investment trust focused on the acquisition and operation of single-tenant industrial properties throughout the United States, today announced its acquisition and leasing activity for November 2014.

▪ Acquisitions

During November, the Company acquired nine industrial buildings consisting of approximately 2.2 million square feet for \$116.7 million. The acquired properties were 100% occupied at closing. Details of the acquired properties are shown in the chart below:

| NOVEMBER 2014 ACQUISITION | | | | | |
|--|---------------|------------------|-----------|----------------|----------------------------|
| Location (CBSA) | Date Acquired | Square Feet | Buildings | Cost (MM) | Average Lease Term (Years) |
| Fort Wayne, IN | 11/03/2014 | 108,800 | 1 | \$4.4 | 5.2 |
| Nashville-Davidson-Murfreesboro-Franklin, TN | 11/04/2014 | 102,505 | 1 | 4.8 | 4.8 |
| Chicago-Joliet-Naperville, IL-IN-WI | 11/06/2014 | 338,740 | 1 | 15.7 | 9.1 |
| Milwaukee-Waukesha-West Allis, WI | 11/10/2014 | 202,500 | 1 | 9.4 | 4.5 |
| Lancaster, PA | 11/14/2014 | 206,236 | 1 | 8.4 | 2.6 |
| Oxnard-Thousand Oaks-Ventura, CA | 11/17/2014 | 309,500 | 1 | 21.6 | 4.0 |
| Oxnard-Thousand Oaks-Ventura, CA | 11/17/2014 | 423,106 | 1 | 33.0 | 4.0 |
| Atlanta-Sandy Springs-Marietta, GA | 11/20/2014 | 145,262 | 1 | 4.5 | 4.4 |
| Winston-Salem, NC | 11/24/2014 | 385,000 | 1 | 14.9 | 5.4 |
| Total/Weighted Average | | 2,221,649 | 9 | \$116.7 | 4.9 |

During the 11 months ended November 30, 2014, the Company acquired 41 industrial buildings consisting of approximately 8.9 million square feet for \$415.6 million. The chart below reflects the acquisition activity during the 11 months ended November 30, 2014:

| 2014 ACQUISITION ACTIVITY | | | | |
|-------------------------------|------------------|-----------|----------------|-------------------------------------|
| Quarter | Square Feet (MM) | Buildings | Cost (MM) | Weighted Average Lease Term (Years) |
| Q1 | 1.0 | 4 | \$37.3 | 4.9 |
| Q2 | 2.1 | 9 | 81.7 | 4.9 |
| Q3 | 3.5 | 18 | 173.7 | 4.4 |
| Q4 | 2.3 | 10 | 122.9 | 4.8 |
| Total/Weighted Average | 8.9 | 41 | \$415.6 | 4.7 |

As of November 30, 2014, the Company had entered into contracts to acquire five industrial buildings for \$45 million. Included in the acquisitions under contract are three build-to-suit transactions totaling approximately \$31 million, which are scheduled to close in the second quarter of 2015. The Company also executed a non-binding letter of intent ("LOI") to acquire one additional industrial building for \$36 million. These contracts and LOI are subject to various conditions, including the negotiation and execution of a definitive purchase and sale agreement with respect to the buildings subject to LOI, which have not yet been satisfied and there can be no assurance that the transactions will be consummated.

▪ Leasing

In November, the Company executed leases consisting of 331,869 square feet. The leases signed are detailed below:

| NOVEMBER 2014 LEASING ACTIVITY | | | | | | |
|---|----------|----------------|---------------|---------------|---------------|---------------|
| Lease Type | Count | Square Feet | Base Rent | Lease | Tenant | Total Costs |
| | | | \$/PSF | Commissions | Improvement | \$/PSF |
| New Leases | 3 | 85,000 | \$3.94 | \$0.12 | \$0.00 | \$0.12 |
| Renewal Leases | 3 | 196,869 | \$4.22 | \$0.00 | \$0.00 | \$0.00 |
| Total /Weighted Average New & Renewal Activity | 6 | 281,869 | \$4.14 | \$0.04 | \$0.00 | \$0.04 |
| Temporary Leases / License Agreements | 1 | 50,000 | | | | |
| Total Leasing Activity | 7 | 331,869 | | | | |

During the 11 months ended November 30, 2014, the Company executed approximately 4 million square feet of leases of all types, comprised of 3.5 million square feet of renewal leases and 597,252 square feet of new leases. The chart below reflects the leasing activity during the 11 months ended November 30, 2014:

| 2014 LEASING ACTIVITY | | | |
|-----------------------|-----------------|---------------------|------------------------------------|
| Quarter | New Square Feet | Renewal Square Feet | Total Leasing Activity Square Feet |
| Q1 | 125,400 | 1,121,781 | 1,247,181 |
| Q2 | 209,952 | 1,138,479 | 1,348,431 |
| Q3 | 101,900 | 526,893 | 628,793 |
| Q4 | 160,000 | 664,334 | 824,334 |
| YTD | 597,252 | 3,451,487 | 4,048,739 |

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.

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