

STAG Industrial, Inc.  
Form 8-K  
July 12, 2011

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, DC 20549

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**FORM 8-K**

**CURRENT REPORT**

**PURSUANT TO SECTION 13 OR 15(d) OF THE**  
**SECURITIES EXCHANGE ACT OF 1934**

Date of Report (Date of earliest event reported): **July 8, 2011**

**STAG INDUSTRIAL, INC.**

(Exact name of registrant specified in its charter)

**Maryland**  
(State or Other Jurisdiction  
Of Incorporation)

**1-34907**  
(Commission  
File Number)

**27-3099608**  
(IRS Employer  
Identification No.)

**99 High Street, 28th Floor**

**Boston, Massachusetts 02110**

(Address of principal executive offices, zip code)

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Registrant's telephone number, including area code: **(617) 574-4777**

**Not applicable**

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**ITEM 1.01. ENTRY INTO A MATERIAL DEFINITIVE AGREEMENT.**

On July 8, 2011, STAG GI Investments Holdings, LLC, a Delaware limited liability company and subsidiary of STAG Industrial, Inc., a Maryland corporation (the Company), entered into a Master Loan Agreement (the Loan Agreement) with Connecticut General Life Insurance Company providing for a secured acquisition credit facility with \$65.0 million of borrowing capacity. The Company intends to use this facility for property acquisitions. The loan contains, at each loan advance, a loan-to-value requirement with respect to the collateral properties and a minimum debt service coverage ratio. The credit facility matures eight years after the initial advance under the loan and has an initial interest rate of 5.88% per annum. The Loan Agreement contains customary representations, warranties and covenants.

**ITEM 2.03. CREATION OF A DIRECT FINANCIAL OBLIGATION OR AN OBLIGATION UNDER AN OFF-BALANCE SHEET ARRANGEMENT OF A REGISTRANT.**

On July 8, 2011, STAG GI Investments Holdings, LLC, a Delaware limited liability company and a subsidiary of the Company, entered into the Loan Agreement, providing for a secured acquisition credit facility with \$65.0 million of borrowing capacity. The credit facility matures eight years after the initial advance under the loan.

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

**STAG INDUSTRIAL, INC.**

**By:** */s/ Kathryn Arnone*  
**Kathryn Arnone**  
*Executive Vice President, General Counsel and Secretary*

Dated: July 12, 2011