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**STRATEGIC STORAGE TRUST, INC.
CLOSES FIRST TRANSACTION FOR \$10.76 MILLION
AND BOARD APPROVES Q4 DIVIDENDS**

Ladera Ranch, Calif.— Oct. 7, 2008 - A new publicly registered, non-traded REIT announced today that it has closed on its first transaction, buying two self-storage facilities in Mississippi and Florida for a combined \$10.76 million.

Strategic Storage Trust, Inc. (SSTI) purchased the properties in Biloxi, MS, and Gulf Breeze, FL, from U-Stor-It, LP, an unaffiliated third party. Approximately two-thirds of the purchase price was paid in cash.

In conjunction with the announcement, SSTI also reported its board has approved fourth-quarter dividends in the amount of \$0.00191257 per day per share on the outstanding shares of common stock (equivalent to an annual distribution rate of 7% assuming the share was purchased for \$10).

The property transaction brings more than 1,300 storage units and 146,000 rentable square feet of storage space into SSTI's budding portfolio. The \$1 billion, publicly registered, non-traded REIT offering is targeting key properties for acquisition, with prospects of capitalizing on creating greater efficiency in a self-storage sector that is comparatively stable but also fragmented among many smaller owner-operators.

"With the closing of this transaction, we're off and running in the right direction," said H. Michael Schwartz, SSTI's Chairman and CEO. "In these uncertain and volatile markets we believe that we will uncover significant buying opportunities in self-storage real estate than we've seen in the last 5 to 7 years."

Schwartz also emphasized that the transaction was structured for success even in the midst of one of the worst credit crunches in history.

"We put a lot of cash down," Schwartz said. "Given the economic uncertainty we feel that it's prudent to reduce our reliance on debt."

Mr. Schwartz believes that "the self-storage business represents an attractive opportunity for REIT investors because of its basic simplicity and its relative durability through times of economic expansion and contraction."

"It's a simple business: three walls and a door. So it's simple to understand," said Schwartz. "And it is a business that thrives on change. Now, more than ever, you have people in transition. You've got people needing some type of temporary storage, whether it's because of a change in residence, births, deaths, marriages, divorces or military enlistments. For us, change is good."

Strategic Storage Trust's sponsor is U.S. Commercial LLC, which manages a growing portfolio of 4.8 million square feet of commercial properties, including 2.8 million square feet of self storage facilities, with a combined market value of over \$563 million.

This press release may contain 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. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue," or other similar words. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to: uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our real estate investment strategy; uncertainties relating to financing availability and capital proceeds; uncertainties relating to the closing of property acquisitions; uncertainties relating to the public offering of our common stock; uncertainties related to the timing and availability of distributions; and other risk factors as outlined in the Company's prospectus, as amended from time to time. This is neither an offer nor a solicitation to purchase securities.