UNITED STATES SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 10-Q

/X/ QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE ACT OF 1934 FOR THE QUARTERLY PERIOD ENDED SEPTEMBER 30, 1999

/ / Transition report pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Commission File Number 1-13102

FIRST INDUSTRIAL REALTY TRUST, INC.
(Exact Name of Registrant as Specified in its Charter)

MARYLAND	36-3935116
(State or Other Jurisdiction of Incorporation or Organization)	(I.R.S. Employer Identification No.)

311 S. WACKER DRIVE, SUITE 4000, CHICAGO, ILLINOIS 60606
(Address of Principal Executive Offices)

(312) 344-4300
(Registrant's Telephone Number, Including Area Code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months, and (2) has been subject to such filing requirements for the past 90 days. Yes /X/ No / /

Number of shares of Common Stock, $.01 par value, outstanding as of November 1, 1999: 38,095,388

FIRST INDUSTRIAL REALTY TRUST, INC.
FORM 10-Q
FOR THE PERIOD ENDED SEPTEMBER 30, 1999

INDEX

PART I. FINANCIAL INFORMATION
ITEM 1. FINANCIAL STATEMENTS
FIRST INDUSTRIAL REALTY TRUST, INC.
CONSOLIDATED BALANCE SHEETS
(DOLLARS IN THOUSANDS, EXCEPT SHARE AND PER SHARE DATA)
(UNAUDITED)

	September 30, 1999	December 31, 1998
ASSETS		
Assets:		
Investment in Real Estate:		
Land	$ 398,946	$ 406,465
Buildings and Improvements	2,058,704	2,137,499
Furniture, Fixtures and Equipment	1,437	1,437
Construction in Progress	94,973	37,632
Less: Accumulated Depreciation	(197,734)	(175,886)
Net Investment in Real Estate	2,356,326	2,407,147
Cash and Cash Equivalents	10,350	21,823
Restricted Cash	42,174	10,965
Tenant Accounts Receivable, Net	12,170	9,982
Investment in Joint Ventures	6,740	4,458
Deferred Rent Receivable	16,705	14,519
Deferred Financing Costs, Net	11,814	12,206
Prepaid Expenses and Other Assets, Net	69,405	73,362
Total Assets	$ 2,525,684	$ 2,554,462
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Mortgage Loans Payable, Net	$ 105,468	$ 108,487
Senior Unsecured Debt, Net	948,666	948,595
Acquisition Facility Payable	95,600	134,800
Accounts Payable and Accrued Expenses	78,137	72,963
Rents Received in Advance and Security Deposits	21,161	18,592
Dividends/Distributions Payable	27,157	27,081
Total Liabilities	1,276,189	1,310,518
Minority Interest	188,038	189,168
Commitments and Contingencies	---	---
Stockholders' Equity:		
Preferred Stock ($.01 par value, 10,000,000 shares authorized, 1,650,000, 40,000, 20,000, 50,000 and 30,000 shares of Series A, B, C, D and E Cumulative Preferred Stock, respectively, issued and outstanding at September 30, 1999 and December 31, 1998, having a liquidation preference of $25 per share ($41,250), $2,500 per share ($100,000), $2,500 per share ($50,000), $2,500 per share ($125,000) and $2,500 per share ($75,000), respectively	18	18
Common Stock ($.01 par value, 100,000,000 shares authorized; 38,094,344 and 37,932,015 shares issued and outstanding at September 30, 1999 and December 31, 1998, respectively)	381	379
Additional Paid-in-Capital	1,176,148	1,171,896
Distributions in Excess of Accumulated Earnings	(110,769)	(114,205)
Unamortized Value of Restricted Stock Grants	(4,321)	(3,312)
Total Stockholders' Equity	1,061,457	1,054,776
Total Liabilities and Stockholders' Equity	$ 2,525,684	$ 2,554,462

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(DOLLARS IN THOUSANDS, EXCEPT PER SHARE DATA)
(UNAUDITED)

	Nine Months Ended September 30, 1999	Nine Months Ended September 30, 1998
Revenues:		
Rental Income	$ 222,815	$ 206,583
Tenant Recoveries and Other Income	60,737	49,275
Total Revenues	283,552	255,858
Expenses:		
Real Estate Taxes	43,103	40,528
Repairs and Maintenance	13,259	11,115
Property Management	8,270	10,006
Utilities	7,616	7,084
Insurance	631	693
Other	3,070	4,280
General and Administrative	10,009	9,824
Interest	60,566	51,593
Amortization of Deferred Financing Costs	969	659
Depreciation and Other Amortization	51,406	46,969
Total Expenses	198,899	182,751
Income from Operations Before Equity in Income of Joint Ventures and Income Allocated to Minority Interest	84,653	73,107
Equity in Income of Joint Ventures	372	---
Income Allocated to Minority Interest	(13,801)	(7,656)
Income from Operations	71,224	65,451
Gain on Sales of Real Estate	25,341	3,069
Income Before Cumulative Effect of Change in Accounting Principle	96,565	68,520
Cumulative Effect of Charge in Accounting Principle	---	(1,976)
Net Income	96,565	66,544
Less: Preferred Stock Dividends	(24,633)	(22,399)
Net Income Available to Common Stockholders	$ 71,932	$ 44,145
Net Income Available to Common Stockholders Before Cumulative Effect of Change in Accounting Principle Per Weighted Average Common Share Outstanding:		
Basic	$ 1.89	$ 1.24
Diluted	$ 1.89	$ 1.23
Net Income Available to Common Stockholders Per Weighted Average Common Share Outstanding:		
Basic	$ 1.89	$ 1.18
Diluted	$ 1.89	$ 1.18

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(DOLLARS IN THOUSANDS, EXCEPT PER SHARE DATA)
(UNAUDITED)

	Three Months Ended September 30, 1999	Three Months Ended September 30, 1998
Revenues:		
Rental Income	$ 73,741	$ 74,456
Tenant Recoveries and Other Income	20,390	17,883
Total Revenues	94,131	92,339
Expenses:		
Real Estate Taxes	13,569	14,607
Repairs and Maintenance	3,410	3,894
Property Management	2,670	3,582
Utilities	2,412	2,601
Insurance	196	241
Other	1,055	1,582
General and Administrative	3,513	3,525
Interest	20,264	19,580
Amortization of Deferred Financing Costs	365	258
Depreciation and Other Amortization	17,033	16,641
Total Expenses	64,487	66,511
Income from Operations Before Equity in Income of Joint Ventures and Income Allocated to Minority Interest	29,644	25,828
Equity in Income of Joint Ventures	126	---
Income Allocated to Minority Interest	(6,106)	(2,813)
Income from Operations	23,664	23,015
Gain on Sales of Real Estate	16,999	693
Net Income	40,663	23,708
Less: Preferred Stock Dividends	(8,211)	(8,211)
Net Income Available to Common Stockholders	$ 32,452	$ 15,497
Net Income Available to Common Stockholders Per Weighted Average Common Share Outstanding:		
Basic	$ .85	$ .41
Diluted	$ .85	$ .41

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(DOLLARS IN THOUSANDS)
(UNAUDITED)

	Nine Months Ended September 30, 1999	Nine Months Ended September 30,1998
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income	$ 96,565	$ 66,544
Income Allocated to Minority Interest	13,801	7,656
Income Before Minority Interest	110,366	74,200
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Depreciation	46,970	42,238
Amortization of Deferred Financing Costs	969	659
Other Amortization	4,620	5,194
Equity in Income of Joint Ventures	(372)	---
Distributions from Joint Ventures	372	---
Gain on Sales of Real Estate	(25,341)	(3,069)
Cumulative Effect of Change in Accounting Principle	---	1,976
Provision for Bad Debt	---	550
Increase in Tenant Accounts Receivable and Prepaid Expenses and Other Assets	(4,440)	(36,903)
Increase in Deferred Rent Receivable	(3,477)	(3,033)
Increase in Accounts Payable and Accrued Expenses and Rents Received in Advance and Security Deposits	7,851	23,800
Increase in Organization Costs	---	(396)
Decrease in Restricted Cash	1,080	3,677
Net Cash Provided by Operating Activities	138,598	108,893
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases and Additions to Investment in Real Estate	(150,229)	(572,592)
Net Proceeds from Sales of Investment in Real Estate	182,954	34,675
Contributions to and Investments in Joint Ventures	(2,528)	---
Distributions from Joint Ventures	246	---
Funding of Mortgage Loan Receivable	(332)	---
Repayment of Mortgage Loans Receivable	1,014	1,075
Decrease in Restricted Cash	344	---
Increase in Restricted Cash	(32,633)	(1,871)
Net Cash Used in Investing Activities	(1,164)	(538,713)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from Sale of Common Stock	---	36,300
Common Stock Underwriting Discounts/Offering Costs	---	(3,159)
Proceeds from Exercise of Employee Stock Options	59	2,430
Proceeds from Sale of Preferred Stock	---	200,000
Preferred Stock Offering Costs	---	(7,300)
Repayments on Mortgage Loans Payable	(2,941)	(301,437)
Proceeds from Acquisition Facility Payable	82,100	505,000
Repayments on Acquisition Facility Payable	(121,300)	(505,600)
Proceeds from Senior Unsecured Debt	---	299,517
Other Proceeds from Senior Unsecured Debt	---	2,760
Other Costs of Senior Unsecured Debt	---	(11,890)
Decrease in Restricted Cash	---	306,000
Dividends/Distributions	(81,380)	(68,057)
Preferred Stock Dividends	(24,633)	(22,399)
Debt Issuance Costs and Prepayment Fees	(812)	(9,955)
Net Cash (Used in) Provided by Financing Activities	(148,907)	422,210
Net Decrease in Cash and Cash Equivalents	(11,473)	(7,610)
Cash and Cash Equivalents, Beginning of Period	21,823	13,222
Cash and Cash Equivalents, End of Period	$ 10,350	$ 5,612

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

1. ORGANIZATION AND FORMATION OF COMPANY

First Industrial Realty Trust, Inc. (the "Company") was organized in the state of Maryland on August 10, 1993. The Company is a real estate investment trust ("REIT") as defined in the Internal Revenue Code. The Company's operations are conducted primarily through First Industrial, L.P. (the "Operating Partnership") of which the Company is the sole general partner with an approximate 84.2% ownership interest at September 30, 1999. As of September 30, 1999, the Company owned 950 in-service properties located in 25 states, containing an aggregate of approximately 65.2 million square feet of gross leasable area ("GLA") and two properties held for redevelopment. Of the 950 in-service properties owned by the Company, 807 are held by the Operating Partnership, 97 are held by limited partnerships in which the Operating Partnership is at least the 99% limited partner and wholly owned subsidiaries of the REIT are the 1% general partners and 46 are held by limited liability companies of which the Operating Partnership is the sole member. The Company, through separate wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns 10% equity interests in, and provides asset and property management services to, two joint ventures which invest in industrial properties (the "September 1998 Joint Venture" and the "September 1999 Joint Venture"). Minority interest in the Company at September 30, 1999 represents the approximate 15.8% aggregate partnership interest in the Operating Partnership held by the limited partners thereof.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying interim financial statements have been prepared in accordance with the accounting policies described in the financial statements and related notes included in the Company's 1998 Form 10-K and should be read in conjunction with such financial statements and related notes. The following notes to these interim financial statements highlight significant changes to the notes included in the December 31, 1998 audited financial statements included in the Company's 1998 Form 10-K and present interim disclosures as required by the Securities and Exchange Commission.

In order to conform with generally accepted accounting principles, management, in preparation of the Company's financial statements, is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of September 30, 1999 and December 31, 1998, and the reported amounts of revenues and expenses for each of the nine months and three months ended September 30, 1999 and 1998. Actual results could differ from those estimates.

In the opinion of management, all adjustments consist of normal recurring adjustments necessary to present fairly the financial position of the Company as of September 30, 1999, the results of its operations and its cash flows for each of the nine months and three months ended September 30, 1999 and 1998.

Tenant Accounts Receivable, Net:

The Company provides an allowance for doubtful accounts against the portion of tenants accounts receivable which is estimated to be uncollectible. Tenant accounts receivable in the consolidated balance sheets are shown net of an allowance for doubtful accounts of approximately $2,000 as of September 30, 1999 and December 31, 1998.

Reclassification:

Certain 1998 items have been reclassified to conform to the 1999 presentation.

(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

3. INVESTMENT IN JOINT VENTURES

During the nine months ended September 30, 1999, the Company received approximately $1,768 (net of the intercompany elimination) in acquisition, asset management and property management fees from the September 1998 Joint Venture. The Company, through a wholly owned limited liability company in which the Operating Partnership is the sole member, also invested approximately $778 and received distributions of approximately $618 from the September 1998 Joint Venture. As of September 30, 1999, the September 1998 Joint Venture owned 146 industrial properties comprising approximately 7.5 million square feet of GLA.

On September 2, 1999, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into another joint venture arrangement (the "September 1999 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies of the Operating Partnership, owns a 10% equity interest in the September 1999 Joint Venture and provides property and asset management services to the September 1999 Joint Venture. On or after August 2001, under certain circumstances, the Company has the option of purchasing all of the properties owned by the September 1999 Joint Venture at a price to be determined in the future. The Company received approximately $907 (net of the intercompany elimination) in acquisition, asset management and property management fees in 1999 from the September 1999 Joint Venture. The Company, through a wholly owned limited liability company in which the Operating Partnership is the sole member, also invested approximately $1,750 in the September 1999 Joint Venture. The Company accounts for the September 1999 Joint Venture under the equity method of accounting. As of September 30, 1999 the September 1999 Joint Venture owned 39 industrial properties compromising approximately 1.2 million square feet of GLA.

4. REAL ESTATE HELD FOR SALE

The Company has an active sales program through which it is continually engaged in identifying and evaluating its current portfolio for potential sales candidates in order to redeploy capital. At September 30, 1999, the Company had five industrial properties comprising approximately 1.0 million square feet of GLA and two land parcels held for sale. Three of five of these industrial properties and both land parcels were identified as held for sale during the three months ended September 30, 1999. There can be no assurance that such properties held for sale will be sold.

The following table discloses certain information regarding the five industrial properties and two land parcels held for sale by the Company.

	NINE MONTHS ENDED SEPTEMBER 30,	
	1999	1998
Total Revenues	$ 3,549	$ 2,844
Operating Expenses	(1,166)	(1,137)
Depreciation and Amortization	(308)	(305)
Net Income	$ 2,075	$ 1,402
Net Carrying Value at September 30, 1999	$ 39,495	

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

5. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET AND ACQUISITION FACILITY PAYABLE

On November 5, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of $1,348 (the "Acquisition Mortgage Loan VIII"). The Acquisition Mortgage Loan VIII was collateralized by three properties in Richland Hills, Texas, bore interest at a fixed rate of 8.45% and provided for monthly principal and interest payments based on a 143-month amortization schedule. On August 2, 1999, the Company paid off and retired the Acquisition Mortgage Loan VIII.

The following table discloses certain information regarding the Company's mortgage loans, senior unsecured debt and acquisition facility payable:

	Outstanding Balance at		Accrued Interest Payable at		Interest Rate at	
	September 30, 1999	December 31, 1998	September 30, 1999	December 31, 1998	September 30, 1999	MATURITY DATE
MORTGAGE LOANS PAYABLE, NET						
1995 Mortgage Loan...........	$ 39,221	$ 39,567	$ 157	$ 167	7.220%	1/11/26
CIGNA Loan.	34,745	35,220	---	---	7.500%	4/01/03
Assumed Loans................	8,426	8,661	---	---	9.250%	1/01/13
LB Mortgage Loan II..........	705	705	---	---	8.000%	(1)
Acquisition Mortgage Loan I...	3,662	3,864	---	---	8.500%	8/01/08
Acquisition Mortgage Loan II..	7,677	7,828	---	51	7.750%	4/01/06
Acquisition Mortgage Loan III	3,382	3,485	---	26	8.875%	6/01/03
Acquisition Mortgage Loan IV..	2,439	2,488	---	19	8.950%	10/01/06
Acquisition Mortgage Loan V...	2,808 (2)	2,855 (2)	---	19	9.010%	9/01/06
Acquisition Mortgage Loan VI..	998 (2)	1,024 (2)	---	7	8.875%	11/01/06
Acquisition Mortgage Loan VII.	1,405 (2)	1,450 (2)	---	11	9.750%	3/15/02
Acquisition Mortgage Loan VIII	---	1,340	---	9	8.450%	(3)
Total	$ 105,468	$ 108,487	$ 157	$ 309		
SENIOR UNSECURED DEBT, NET						
2005 Notes	$ 50,000	$ 50,000	$ 1,246	$ 383	6.900%	11/21/05
2006 Notes	150,000	150,000	3,500	875	7.000%	12/01/06
2007 Notes	149,960 (4)	149,956 (4)	4,307	1,457	7.600%	5/15/07
2011 Notes	99,459 (4)	99,424 (4)	2,786	942	7.375%	5/15/11 (5)
2017 Notes	99,826 (4)	99,818 (4)	2,500	625	7.500%	12/01/17
2027 Notes	99,866 (4)	99,862 (4)	2,701	914	7.150%	5/15/27 (6)
2028 Notes	199,774 (4)	199,768 (4)	3,209	7,051	7.600%	7/15/28
2011 Drs	99,781 (4)	99,767 (4)	3,178	1,553	6.500% (8)	4/05/11 (7)
Total	$ 948,666	$ 948,595	$ 23,427	$ 13,800		
ACQUISITION FACILITY PAYABLE						
1997 Unsecured Acquisition Facility......................	$ 95,600	$ 134,800	$ 793	$ 690	6.26%	4/30/01

(1) The maturity date of the LB Mortgage Loan II is based on a contingent event relating to the environmental status of the property collateralizing the loan.

(2) At September 30, 1999, the Acquisition Mortgage Loan V, the Acquisition Mortgage Loan VI and the Acquisition Mortgage Loan VII are net of unamortized premiums of $268, $59 and $71, respectively. At December 31, 1998, the Acquisition Mortgage Loan V, the Acquisition Mortgage Loan VI and the Acquisition Mortgage Loan VII are net of unamoritized premiums of $308, $68 and $100, respectively.

(3) The Acquisition Mortgage Loan VIII was paid off and retired on August 2, 1999.

(4) At September 30, 1999, the 2007 Notes, 2011 Notes, 2017 Notes, 2027 Notes, 2028 Notes and the 2011 Drs. are net of unamortized discounts of $40, $541, $174, $134, $226 and $219, respectively. At December 31, 1998, the 2007 Notes, 2011 Notes, 2017 Notes, 2027 Notes, 2028 Notes and the 2011 Drs. are net of unamoritized discounts of $44, $576, $182, $138, $232 and $233, respectively.

(5) The 2011 Notes are redeemable at the option of the holder thereof, on May 15, 2004.

(6) The 2027 Notes are redeemable at the option of the holders thereof, on May 15, 2002.

(7) The 2011 Drs. are required to be redeemed by the Operating Partnership on April 5, 2001 if the Remarketing Dealer elects not to remarket the 2011 Drs.

(8) The 2011 Drs. bear interest at an annual rate of 6.50% to the Remarketing Date. If the holder of the Call Option calls the 2011 Drs. and elects to remarket the 2011 Drs., then after the Remarketing Date, the interest rate on the 2011 Drs. will be reset at a fixed rate until April 5, 2011 based on a predetermined formula as disclosed in the related Prospectus Supplement.

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

5. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET AND ACQUISITION FACILITY PAYABLE, CONTINUED

The following is a schedule of the stated maturities and scheduled principal payments of the mortgage loans, senior unsecured debt and acquisition facility payable for the next five years ending December 31, and thereafter:

	Amount
Remainder of 1999	$ 539
2000	2,342
2001	98,137
2002	3,970
2003	37,163
Thereafter	1,007,814
Total	$ 1,149,965

The maturity date of the LB Mortgage Loan II is based on a contingent event. As a result, this loan is not included in the preceding table.

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

6. STOCKHOLDERS' EQUITY

Restricted Stock:

During the nine months ended September 30, 1999, the Company awarded 72,100 shares of restricted common stock to certain employees and 2,595 shares of restricted common stock to certain Directors. Other employees of the Company converted certain in-the-money employee stock options to 2,641 shares of restricted common stock. These shares of restricted common stock had a fair value of approximately $2,024 on the date of grant. The restricted common stock vests over periods from five to ten years. Compensation expense will be charged to earnings over the respective vesting period.

Non-Qualified Employee Stock Options:

During the nine months ended September 30, 1999, the Company issued 1,041,567 non-qualified employee stock options to certain officers, Directors and employees of the Company. These non-qualified employee stock options vest over one year and have a strike price of $25.13 - $27.69 per share and expire ten years from the date of grant.

Dividends/Distributions:

The following table summarizes dividends/distributions for the nine months ended September 30, 1999:

COMMON STOCK/OPERATING PARTNERSHIP UNITS

	Record Date	Payable Date	Dividend/Distribution per Share/Unit	Total Dividend/Distribution
Fourth Quarter 1998	December 31, 1998	January 18, 1999	$ .6000	$ 27,081
First Quarter 1999	March 31, 1999	April 19, 1999	$ .6000	$ 27,157
Second Quarter 1999	June 30, 1999	July 19, 1999	$ .6000	$ 27,157
Third Quarter 1999	September 30, 1999	October 18, 1999	$ .6000	$ 27,157

PREFERRED STOCK

First Quarter:

	Record Date	Payable Date	Dividend per Share	Total Dividend
Series A Preferred Stock	March 15, 1999	March 31, 1999	$ .59375	$ 980
Series B Preferred Stock	March 15, 1999	March 31, 1999	$ 54.68750	$ 2,188
Series C Preferred Stock	March 15, 1999	March 31, 1999	$ 53.90600	$ 1,078
Series D Preferred Stock	March 15, 1999	March 31, 1999	$ 49.68700	$ 2,484
Series E Preferred Stock	March 15, 1999	March 31, 1999	$ 49.37500	$ 1,481

Second Quarter:

	Record Date	Payable Date	Dividend per Share	Total Dividend
Series A Preferred Stock	June 15, 1999	June 30, 1999	$ .59375	$ 980
Series B Preferred Stock	June 15, 1999	June 30, 1999	$ 54.68750	$ 2,188
Series C Preferred Stock	June 15, 1999	June 30, 1999	$ 53.90600	$ 1,078
Series D Preferred Stock	June 15, 1999	June 30, 1999	$ 49.68700	$ 2,484
Series E Preferred Stock	June 15, 1999	June 30, 1999	$ 49.37500	$ 1,481

Third Quarter:

	Record Date	Payable Date	Dividend per Share	Total Dividend
Series A Preferred Stock	September 15, 1999	September 30, 1999	$ .59375	$ 980
Series B Preferred Stock	September 15, 1999	September 30, 1999	$ 54.68750	$ 2,188
Series C Preferred Stock	September 15, 1999	September 30, 1999	$ 53.90600	$ 1,078
Series D Preferred Stock	September 15, 1999	September 30, 1999	$ 49.68700	$ 2,484
Series E Preferred Stock	September 15, 1999	September 30, 1999	$ 49.37500	$ 1,481

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

7. ACQUISITION OF REAL ESTATE

During the nine months ended September 30, 1999, the Company acquired seven existing industrial properties and several land parcels. The aggregate purchase price for these acquisitions totaled approximately $45,482, excluding costs incurred in conjunction with the acquisition of the properties and land parcels.

8. SALES OF REAL ESTATE

During the nine months ended September 30, 1999, the Company sold 49 industrial properties, one property under development and two land parcels. Gross proceeds from these sales were approximately $192,301. Eight of the 49 existing industrial properties sold during the nine months ended September 30, 1999, were sold to an entity whose Chairman of the Board of Directors is also Chairman of the Board of Directors of the Company. The gross proceeds from the sales of these eight industrial properties approximated $39,475 and the gain on sales approximated $14,552. Approximately $4,759 of the gross proceeds from the sales of these properties was received from the September 1998 Joint Venture (the Company sold two properties to the September 1998 Joint Venture at the Company's net book value). The gain on sales of real estate was approximately $25,341.

9. SUPPLEMENTAL INFORMATION TO STATEMENTS OF CASH FLOWS

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:

	Nine Months Ended	
	September 30, 1999	September 30, 1998
Interest paid, net of capitalized interest	$ 50,988	$ 34,441
Interest capitalized	$ 3,893	$ 2,628
SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES:		
Dividend/Distribution payable	$ 27,157	$ 23,735
EXCHANGE OF UNITS FOR COMMON SHARES:		
Minority Interest	$ (1,972)	$ (5,065)
Common Stock	1	2
Additional Paid-In Capital	1,971	5,063
	$ ---	$ ---
IN CONJUNCTION WITH THE PROPERTY ACQUISITIONS, THE FOLLOWING ASSETS AND LIABILITIES WERE ASSUMED AND OPERATING PARTNERSHIP UNITS WERE EXCHANGED:		
Purchase of real estate	$ 45,482	$ 519,479
Accrued real estate taxes and security deposits	(119)	(4,803)
Mortgage Loans	---	(7,926)
Operating Partnership Units	---	(47,507)
	$ 45,363	$ 459,243
IN CONJUNCTION WITH ONE PROPERTY SALE, THE COMPANY ORIGINATED A MORTGAGE NOTE RECEIVABLE ON BEHALF OF THE BUYER:		
Note receivable	$ 700	

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

10. EARNINGS PER SHARE

Earnings per share amounts are based on the weighted average amount of common stock and common stock equivalents (employee stock options) outstanding. The outstanding units in the Operating Partnership (the "Units") have been excluded from the diluted earnings per share calculation as there would be no effect on the earnings per share amounts since the minority interests' share of income would also be added back to net income. The computation of basic and diluted EPS is presented below:

	Nine Months Ended		Three Months Ended	
	September 30, 1999	September 30, 1998	September 30, 1999	September 30, 1998
Numerator:				
Income Before Cumulative Effect of Change in Accounting Principle	$ 96,565	$ 68,520	$ 40,663	$ 23,708
Less: Preferred Dividends	(24,633)	(22,399)	(8,211)	(8,211)
Net Income Available to Common Stockholders Before Cumulative Effect of Change in Accounting Principle - For Basic and Diluted EPS	71,932	46,121	32,452	15,497
Cumulative Effect of Change in Accounting Principle	---	(1,976)	---	---
Net Income Available to Common Stockholders - For Basic and Diluted EPS	$ 71,932	$ 44,145	$ 32,452	$ 15,497
Denominator:				
Weighted Average Shares - Basic	38,019	37,282	38,055	37,872
Effect of Dilutive Securities: Employee and Director Common Stock Options	114	235	100	116
Weighted Average Shares - Diluted	38,133	37,517	38,155	37,988
Basic EPS:				
Net Income Available to Common Stockholders Before Cumulative Effect of Change in Accounting Principle	$ 1.89	$ 1.24	$ .85	$ .41
Cumulative Effect of Change in Accounting Principle	$ ---	$ .05	$ ---	$ ---
Net Income Available to Common Stockholders	$ 1.89	$ 1.18	$ .85	$ .41
Diluted EPS:				
Net Income Available to Common Stockholders Before Cumulative Effect of Change in Accounting Principle	$ 1.89	$ 1.23	$ .85	$ .41
Cumulative Effect of Change in Accounting Principle	$ ---	$ .05	$ ---	$ ---
Net Income Available to Common Stockholders	$ 1.89	$ 1.18	$ .85	$ .41

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

11. COMMITMENTS AND CONTINGENCIES

In the normal course of business, the Company is involved in legal actions arising from the operation of its business. In management's opinion, the liabilities, if any, that may ultimately result from such legal actions are not expected to have a materially adverse effect on the consolidated financial position, operations or liquidity of the Company.

The Company has committed to the construction of 29 development projects totaling approximately 4.5 million square feet of GLA for an estimated investment of approximately $161.2 million. Of this amount, approximately $65.7 million remains to be funded. These developments are expected to be funded with cash flow from operations, borrowings under the Company's $300,000 unsecured revolving credit facility and proceeds from the sale of select properties of the Company.

12. SUBSEQUENT EVENTS

From October 1, 1999 to November 1, 1999, the Company acquired two industrial properties for an aggregate purchase price of approximately $10,831, excluding costs incurred in conjunction with the acquisition of these industrial properties and sold one industrial property for approximately $1,425 of gross proceeds.

On October 18, 1999, the Company and the Operating Partnership paid a third quarter 1999 dividend/distribution of $.60 per common share/Unit, totaling approximately $27,157.

FIRST INDUSTRIAL REALTY TRUST, INC.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion and analysis of First Industrial Realty Trust, Inc.'s (the "Company") financial condition and results of operations should be read in conjunction with the financial statements and notes thereto appearing elsewhere in this Form 10-Q.

This report 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 is including this statement for purposes of complying with those safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe future plans, strategies and expectations of the Company, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project," or similar expressions. The Company's ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Factors which could have a material adverse affect on the operations and future prospects of the Company on a consolidated basis include, but are not limited to, changes in: economic conditions generally and the real estate market specifically, legislative/regulatory changes (including changes to laws governing the taxation of REITs), availability of capital, interest rates, competition, supply and demand for industrial properties in the Company's current and proposed market areas, general accounting principles, policies and guidelines applicable to REITs and status of Year 2000 compliance. These risks and uncertainties should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. Further information concerning the Company and its business, including additional factors that could materially affect the Company's financial results, is included herein and in the Company's other filings with the Securities and Exchange Commission.

The Company was organized in the state of Maryland on August 10, 1993. The Company is a real estate investment trust ("REIT") as defined in the Internal Revenue Code. The Company's operations are conducted primarily through First Industrial, L.P. (the "Operating Partnership") of which the Company is the sole general partner with an approximate 84.2% ownership interest at September 30, 1999. As of September 30, 1999, the Company owned 950 in-service properties located in 25 states, containing an aggregate of approximately 65.2 million square feet of gross leasable area ("GLA") and two properties held for redevelopment. Of the 950 in-service properties owned by the Company, 807 are held by the Operating Partnership, 97 are held by limited partnerships in which the Operating Partnership is at least the 99% limited partner and wholly owned subsidiaries of the REIT are the 1% general partners and 46 are held by limited liability companies of which the Operating Partnership is the sole member. The Company, through separate wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns 10% equity interests in, and provides asset and property management services to, two joint ventures which invest in industrial properties (the "September 1998 Joint Venture" and the "September 1999 Joint Venture"). Minority interest in the Company at September 30, 1999 represents the approximate 15.8% aggregate partnership interest in the Operating Partnership held by the limited partners thereof.

RESULTS OF OPERATIONS

At September 30, 1999, the Company owned 950 in-service properties with approximately 65.2 million square feet of GLA, compared to 1,001 in-service properties with approximately 69.9 million square feet of GLA at September 30, 1998. The addition of 30 properties acquired or developed between October 1, 1998 and September 30, 1999 included the acquisitions of 19 properties totaling approximately .7 million square feet of GLA and the completed development of 11 properties totaling approximately 1.3 million square feet of GLA. The Company also completed the expansion of one property totaling approximately .1 million square feet of GLA and sold 78 in-service properties totaling approximately 6.1 million square feet of GLA and several land parcels. The Company also took three properties out of service that are under redevelopment, comprising approximately .7 million square feet of GLA.

COMPARISON OF NINE MONTHS ENDED SEPTEMBER 30, 1999 TO NINE MONTHS ENDED SEPTEMBER 30, 1998

Rental income and tenant recoveries and other income increased by approximately $27.7 million or 10.8% due primarily to the properties acquired or developed after December 31, 1997, offset by a decrease in rental income and tenant recoveries and other income due to properties sold subsequent to December 31, 1997. Approximately $1.8 million of this increase is also due to acquisition, asset management and property management fees received from the September 1998 Joint Venture and the September 1999 Joint Venture (hereinafter defined). Rental income and tenant recoveries and other income from properties owned prior to January 1, 1998, increased by approximately $6.3 million or 3.3% due primarily to rental rate increases and an increase in tenant recovery income charges related to the increase in operating expenses as discussed below.

Property expenses, which include real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses, increased by approximately $2.2 million or 3.0% due primarily to an increase in real estate taxes, repairs and maintenance and utilities expense due to the properties acquired or developed after December 31, 1997, offset by a decrease in property management fees due to a decrease in the operational costs of the regional offices that manage the properties, a decrease in other expenses and a decrease in property expenses due to properties sold subsequent to December 31, 1997. The majority of the variance in other expense is due to an increase in the allowance for doubtful accounts between January 1, 1998 and September 30, 1998. Expenses from properties owned prior to January 1, 1998, increased by approximately $1.4 million or 2.6% due primarily to an increase in snow removal and related expenses incurred during the nine months ended September 30, 1999 as compared to the nine months ended September 30, 1998 for properties located in certain of the Company's metropolitan areas.

General and administrative expense increased by approximately $.2 million due primarily to the adoption of Emerging Issues Task Force Issue No. 97-11, "Accounting for Internal Costs Relating to Real Estate Acquisitions" ("EITF 97-11"). EITF 97-11, effective March 19, 1998, requires that internal costs of preacquisition activities incurred in connection with the acquisition of an operating property be expensed as incurred. Prior to March 19, 1998, the Company capitalized internal costs of preacquisition activities incurred in connection with the acquisition of operating properties.

Interest expense increased by approximately $9.0 million for the nine months ended September 30, 1999 compared to the nine months ended September 30, 1998 due primarily to a higher average debt balance outstanding resulting from the issuance of unsecured debt to fund the acquisition and development of additional properties, slightly offset by an increase in capitalized interest for the nine months ended September 30, 1999 due to an increase in development activities. The average debt balances outstanding for the nine months ended September 30, 1999 and 1998 was approximately $1.2 billion and $1.0 billion, respectively.

Amortization of deferred financing costs increased by approximately $.3 million due primarily to amortization of deferred financing costs relating to the issuance of additional senior unsecured debt to fund the acquisition and development of additional properties.

Depreciation and other amortization increased by approximately $4.4 million due primarily to the additional depreciation and amortization related to the properties acquired or developed after December 31, 1997.

Equity in income of joint ventures of approximately $.4 million for the nine months ended September 30, 1999 represents the Company's 10% equity interest in the September 1998 Joint Venture and the September 1999 Joint Venture (hereinafter defined).

The $25.3 million gain on sales of properties for the nine months ended September 30, 1999 resulted from the sale of 49 existing industrial properties, one property under development and two land parcels. Gross proceeds from these sales were approximately $192.3 million.

The $3.1 million gain on sales of properties for the nine months ended September 30, 1998 resulted from the sale of 12 existing industrial properties and five land parcels. Gross proceeds from these sales were approximately $35.8 million.

The $2.0 million cumulative effect of change in accounting principle for the nine months ended September 30, 1998 is the result of the write-off of the unamortized balance of organizational costs on the Company's balance sheet due to the early adoption of Statement of Position 98-5, "Reporting on the Costs of Start-Up Activities" ("SOP 98-5"). SOP 98-5 requires that the net unamortized balance of all start-up costs and organizational costs be written off as a cumulative effect of a change in accounting principle and all future start-up costs and organizational costs be expensed.

COMPARISON OF THREE MONTHS ENDED SEPTEMBER 30, 1999 TO THREE MONTHS ENDED SEPTEMBER 30, 1998

Rental income and tenant recoveries and other income increased by approximately $1.8 million or 1.9%, due primarily to rental rate increases, offset by a decrease in rental income and tenant recoveries and other income due to properties sold subsequent to June 30, 1998. Approximately $.5 million of this increase is due to acquisition, asset management and property management fees received from the September 1998 Joint Venture and the September 1999 Joint Venture (hereinafter defined). Rental income and tenant recoveries and other income from properties owned prior to July 1, 1998, increased by approximately $1.3 million or 1.7% due primarily to rental rate increases and an increase in other income.

Property expenses, which include real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses decreased by approximately $3.2 million or 12.1% due primarily to a decrease in property management fees due to a decrease in operational costs of the regional offices that manage the properties, a decrease in other expenses and a decrease in property expenses due to properties sold subsequent to June 30, 1998. The majority of the variance in other expense is due to an increase in the allowance for doubtful accounts between July 1, 1998 and September 30, 1998. Expenses from properties owned prior to July 1, 1998, decreased by approximately $1.1 million or 5.0% due primarily to a decrease in real estate tax expense, repairs and maintenance, and utilities expenses in the majority of the Company's geographical markets.

General and administrative expense remained relatively unchanged.

Interest expense increased by approximately $.7 million for the three months ended September 30, 1999 compared to the three months ended September 30, 1998 due primarily to a higher average debt balance outstanding resulting from the issuance of unsecured debt to fund the acquisition and development of additional properties, slightly offset by an increase in capitalized interest due to an increase in development activities. The average debt balances outstanding for the three months ended September 30, 1999 and 1998 was approximately $1.2 billion and $1.1 billion, respectively.

Amortization of deferred financing costs remained relatively unchanged.

Depreciation and other amortization increased by approximately $.4 million due primarily to an increase in the weighted average depreciated cost of real estate assets for the three months ended September 30, 1999, as compared to the three months ended September 30, 1998.

Equity in income of joint ventures of approximately $.1 million for the three months ended September 30, 1999 represents the Company's 10% equity interest in the September 1998 Joint Venture and the September 1999 Joint Venture (hereinafter defined).

The $17.0 million gain on sales of properties for the three months ended September 30, 1999 resulted from the sale of 25 existing industrial properties and one land parcel. Gross proceeds from these sales were approximately $108.3 million.

The $.7 million gain on sales of properties for the three months ended September 30, 1998 resulted from the sale of five existing industrial properties and two land parcels. Gross proceeds from these sales were approximately $6.5 million.

LIQUIDITY AND CAPITAL RESOURCES

At September 30, 1999, the Company's cash and cash equivalents was approximately $10.4 million and restricted cash was approximately $42.2 million. Included in restricted cash are approximately $1.9 million of cash reserves required to be set aside under the Company's $40.0 million mortgage loan (the "1995 Mortgage Loan") for payments of security deposit refunds, tenant improvements, capital expenditures, interest, real estate taxes, and insurance. The portion of the cash reserve relating to payments for capital expenditures, interest, real estate taxes, and insurance for properties collateralizing the 1995 Mortgage Loan is established monthly, distributed to the Company as such expenditures are made and is replenished to a level adequate to make the next periodic payment of such expenditures. The portion of the cash reserve relating to security deposit refunds for the tenants occupying the properties collateralizing the 1995 Mortgage Loan is adjusted as tenants turn over. Also included in restricted cash is approximately $40.3 million of gross proceeds from the sales of certain properties. These sales proceeds will be disbursed as the Company exchanges into properties under Section 1031 of the Internal Revenue Code.

NINE MONTHS ENDED SEPTEMBER 30, 1999

Net cash provided by operating activities of approximately $138.6 million for the nine months ended September 30, 1999 was comprised primarily of net income before minority interest of approximately $110.4 million and adjustments for non-cash items of approximately $23.7 million and the net change in operating assets and liabilities of approximately $4.5 million. The adjustments for the non-cash items of approximately $23.7 million are primarily comprised of depreciation and amortization of $52.5 million and distributions from the September 1998 Joint Venture of $.4 million, offset by the Company's 10% equity interests in the income of the September 1998 Joint Venture and the September 1999 Joint Venture of $.4 million, gain on sales of real estate of $25.3 million and the effect of the straight-lining of rental income of $3.5 million.

Net cash used in investing activities of approximately $1.2 million for the nine months ended September 30, 1999 was comprised primarily of the acquisition of real estate, development of real estate, capital expenditures related to the expansion and improvement of existing real estate, investment in the September 1998 Joint Venture and the September 1999 Joint Venture, the funding of a mortgage loan receivable and an increase in restricted cash from sales proceeds deposited with an intermediary for Section 1031 exchange purposes, offset by the net proceeds from the sales of real estate, distributions from the September 1998 Joint Venture, a decrease in restricted cash due to a reimbursement from one of the Company's escrows with a lender established for deferred maintenance and the repayment of mortgage loans receivable.

Net cash used in financing activities of approximately $148.9 million for the nine months ended September 30, 1999 was comprised primarily of repayments on mortgage loans payable, common and preferred stock dividends and distributions and the net borrowings under the Company's $300 million unsecured revolving credit facility (the "1997 Unsecured Acquisition Facility"), offset by proceeds from the exercise of employee stock options.

NINE MONTHS ENDED SEPTEMBER 30, 1998

Net cash provided by operating activities of approximately $108.9 million for the nine months ended September 30, 1998 was comprised primarily of net income before minority interest of approximately $74.2 million and adjustments for non-cash items of approximately $44.5 million, offset by the net change in operating assets and liabilities of approximately $9.8 million. The adjustments for the non-cash items of approximately $44.5 million are primarily comprised of depreciation and amortization of $48.1 million, cumulative effect of change in accounting principle due to the adoption of SOP 98-5 (as discussed earlier in the Management's Discussion and Analysis of Financial Condition and Results of Operations) of $2.0 million and a provision for bad debts of $.6 million, offset by the gain on sales of real estate of $3.1 million and the effect of the straight-lining of rental income of $3.1 million.

Net cash used in investing activities of approximately $538.7 million for the nine months ended September 30, 1998 was comprised primarily of the acquisition of real estate, development of real estate, capital expenditures related to the expansion and improvement of existing real estate and an increase in restricted cash due to a Section 1031 exchange, offset by the net proceeds from the sales of real estate and the repayment of mortgage loans receivable.

Net cash provided by financing activities of approximately $422.2 million for the nine months ended September 30, 1998 was comprised primarily of the net proceeds from the issuance of common stock, preferred stock and senior unsecured debt, proceeds from the exercise of employee stock options and a decrease in restricted cash which was used to pay down and retire the Company's $300.0 million defeased mortgage loan, offset by repayments on mortgage loans payable, net repayments under the Company's 1997 Unsecured Acquisition Facility and common and preferred stock dividends and distributions.

FUNDS FROM OPERATIONS AND RATIO OF EARNINGS TO FIXED CHARGES

Funds from operations for the nine months ended September 30, 1999 were $111.5 million, as compared to $97.1 million for the nine months ended September 30, 1998, as a result of the factors discussed in the analysis of operating results above. Management considers funds from operations to be one measure of the financial performance of an equity REIT that provides a relevant basis for comparison among REITs, and it is presented to assist investors in analyzing the performance of the Company. The Company calculates funds from operations to be equal to net income, excluding gains (or losses) from sales of property, plus depreciation and amortization, excluding amortization of deferred financing costs, before significant non-recurring items that materially distort the comparative measurement of Company performance over time and after adjustments for unconsolidated partnerships and joint ventures. Funds from operations do not represent cash generated from operating activities in accordance with generally accepted accounting principles and is not necessarily indicative of cash available to fund cash needs, including the payment of dividends and distributions. Funds from operations should not be considered as a substitute for net income as a measure of results of operations or for cash flow from operating activities calculated in accordance with generally accepted accounting principles as a measure of liquidity. Funds from operations as calculated by the Company may not be comparable to similarly titled, but differently calculated, measures of other REITs.

The following is a reconciliation of net income to funds from operations:

	Nine Months Ended September 30, 1999	Nine Months Ended September 30, 1998
Net Income Available to Common Stockholders	$ 71,932	$ 44,145
Adjustments:		
Depreciation and Other Amortization	50,639	46,367
Equity in Depreciation and Other Amortization of Joint Venture	441	--
Cumulative Effect of Change in Accounting Principle	--	1,976
Minority Interest	13,801	7,656
Gain on Sales of Properties	(25,341)	(3,069)
Funds From Operations	$ 111,472	$ 97,075

The ratio of earnings to fixed charges and preferred stock dividends was 1.63 for the nine months ended September 30, 1999 and 1.62 for the nine months ended September 30, 1998.

MARKET RISK

The following discussion about the Company's risk-management activities includes "forward-looking statements" that involve risk and uncertainties. Actual results could differ materially from those projected in the forward-looking statements.

This analysis presents the hypothetical gain or loss in earnings, cash flows or fair value of the financial instruments and derivative instruments which are held by the Company at September 30, 1999 that are sensitive to changes in the interest rates. While this analysis may have some use as a benchmark, it should not be viewed as a forecast.

In the normal course of business, the Company also faces risks that are either non-financial or non-quantifiable. Such risks principally include credit risk and legal risk and are not represented in the following analysis.

At September 30, 1999, $95.6 million (approximately 8.3% of total debt at September 30, 1999) of the Company's debt was variable rate debt (all of the variable rate debt relates to the Company's 1997 Unsecured Acquisition Facility) and $1,054 million (approximately 91.7% of total debt at September 30, 1999) was fixed rate debt. The Company also had outstanding a written put and a written call option (collectively, the "Written Options") which were issued in conjunction with the initial offering of two tranches of unsecured debt. The Company's past practice has been to lock into fixed interest rates at issuance or fix the rate of variable rate debt through the use of interest rate protection agreements when interest rate market conditions dictate it is advantageous to do so. Currently, the Company does not enter into financial instruments for trading or other speculative purposes.

For fixed rate debt, changes in interest rates generally affect the fair value of the debt, but not earnings or cash flows of the Company. Conversely, for variable rate debt, changes in the interest rate generally do not impact the fair value of the debt, but would affect the Company's future earnings and cash flows. The interest rate risk and changes in fair market value of fixed rate debt generally do not have a significant impact on the Company until the Company is required to refinance such debt. See Note 5 to the consolidated financial statements for a discussion of the maturity dates of the Company's various fixed rate debt.

Based upon the amount of variable rate debt outstanding at September 30, 1999, a 10% increase or decrease in the interest rate on the Company's variable rate debt would decrease or increase, respectively, future net income and cash flows by approximately $.6 million per year. A 10% increase in interest rates would decrease the fair value of the fixed rate debt at September 30, 1999 by approximately $48.7 million to $948.3 million. A 10% decrease in interest rates would increase the fair value of the fixed rate debt at September 30, 1999 by approximately $57.1 million to $1,054.1 million. A 10% increase in interest rates would decrease the fair value of the Written Options at September 30, 1999 by approximately $1.4 million to $2.5 million. A 10% decrease in interest rates would increase the fair value of the Written Options at September 30, 1999 by approximately $2.2 million to $6.1 million.

INVESTMENT IN REAL ESTATE, DEVELOPMENT OF REAL ESTATE AND SALES OF REAL ESTATE

During the nine months ended September 30, 1999, the Company purchased seven industrial properties and several land parcels, for an aggregate purchase price of approximately $45.5 million, excluding costs incurred in conjunction with the acquisition of the properties and land parcels.

During the nine months ended September 30, 1999, the Company sold 49 industrial properties, one property under development and two land parcels. Gross proceeds from these sales were approximately $192.3 million. Eight of the 49 existing industrial properties sold during the nine months ended September 30, 1999, were sold to an entity whose Chairman of the Board of Directors is also Chairman of the Board of Directors of the Company. The gross proceeds from the sales of these eight properties approximated $39.5 million and the gain on sales approximated $14.6 million. Approximately $4.8 million of the gross proceeds from the sales of these properties was received from the September 1998 Joint Venture, (the Company sold two properties to the September 1998 Joint Venture at the Company's net book value).

The Company has committed to the construction of 29 development projects totaling approximately 4.5 million square feet of GLA for an estimated investment of approximately $161.2 million. Of this amount, approximately $65.7 million remains to be funded. These developments are expected to be funded with cash flow from operations, borrowings under the Company's 1997 Unsecured Acquisition Facility and proceeds from the sale of select properties of the Company.

From October 1, 1999 to November 1, 1999, the Company acquired two industrial properties for an aggregate purchase price of approximately $10.8 million, excluding costs incurred in conjunction with the acquisition of these industrial properties and sold one industrial property for approximately $1.4 million of gross proceeds.

REAL ESTATE HELD FOR SALE

The Company has an active sales program through which it is continually engaged in identifying and evaluating its current portfolio for potential sales candidates in order to redeploy capital. At September 30, 1999, the Company had five industrial properties comprising approximately 1.0 million square feet of GLA and two land parcels held for sale. Net income (defined as total property revenues, less property expenses, which include real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses, and depreciation and amortization) of the five industrial properties and two land parcels held for sale for the nine months ended September 30, 1999 and 1998 is approximately $2.1 million and $1.4 million, respectively. Net carrying value of the five industrial properties and two land parcels held for sale at September 30, 1999 is approximately $39.5 million. Three of five of these industrial properties and both land parcels were identified as held for sale during the three months ended September 30, 1999. There can be no assurance that such properties held for sale will be sold.

INVESTMENT IN JOINT VENTURE

During the nine months ended September 30, 1999, the Company, through a wholly owned limited liability company in which the Operating Partnership is the sole member, contributed approximately $.8 million to and received distributions of approximately $.6 million from the September 1998 Joint Venture. As of September 30, 1999, the September 1998 Joint Venture owned 146 industrial properties comprising approximately 7.5 million square feet of GLA.

On September 2, 1999, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into another joint venture arrangement (the "September 1999 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies of the Operating Partnership, owns a 10% equity interest in the September 1999 Joint Venture and provides property and asset management services to the September 1999 Joint Venture. On or after August 2001, under certain circumstances, the Company has the option of purchasing all of the properties owned by the September 1999 Joint Venture at a price to be determined in the future. The Company received approximately $.9 million (net of the intercompany elimination) in acquisition, asset management and property management fees in 1999 from the September 1999 Joint Venture. The Company, through a wholly owned limited liability company in which the Operating Partnership is the sole member, also invested approximately $1.8 million in the September 1999 Joint Venture. The Company accounts for the September 1999 Joint Venture under the equity method of accounting. As of September 30, 1999, the September 1999 Joint Venture owned 39 industrial properties, compromising approximately 1.2 million square of GLA.

MORTGAGE LOANS

On November 5, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of $1.3 million (the "Acquisition Mortgage Loan VIII"). The Acquisition Mortgage Loan VIII was collateralized by three properties in Richland Hills, Texas, bore interest at a fixed rate of 8.45% and provided for monthly principal and interest payments based on a 143-month amortization schedule. On August 2, 1999, the Company paid off and retired the Acquisition Mortgage Loan VIII.

ISSUANCE OF RESTRICTED STOCK

During the nine months ended September 30, 1999, the Company awarded 72,100 shares of restricted common stock to certain employees and 2,595 shares of restricted common stock to certain Directors. Other employees of the Company converted certain in-the-money employee stock options to 2,641 shares of restricted common stock. These shares of restricted common stock had a fair value of approximately $2.0 million on the date of grant. The restricted common stock vests over periods from five to ten years.

NON-QUALIFIED EMPLOYEE STOCK OPTIONS

During the nine months ended September 30, 1999, the Company issued 1,041,567 non-qualified employee stock options to certain officers, Directors and employees of the Company. These non-qualified employee stock options vest over one year and have a strike price of $25.13 - $27.69 per share and expire ten years from the date of grant.

DIVIDENDS/DISTRIBUTIONS

On January 18, 1999, the Company and the Operating Partnership paid a fourth quarter 1998 distribution of $.60 per common share/Unit, totaling approximately $27.1 million. On April 19, 1999, the Company and the Operating Partnership paid a first quarter 1999 distribution of $.60 per common share/Unit, totaling approximately $27.2 million. On July 19, 1999, the Company and the Operating Partnership paid a second quarter 1999 distribution of $.60 per common share/Unit, totaling approximately $27.2 million. On October 18, 1999, the Company and the Operating Partnership paid a third quarter 1999 distribution of $.60 per common share/Unit, totaling approximately $27.2 million.

On March 31, 1999, the Company paid first quarter preferred stock dividends of $.59375 per share on its 9 1/2%, $.01 par value, Series A Cumulative Preferred Stock (the "Series A Preferred Stock"), $54.688 per share (equivalent to $.54688 per Depository Share) on its 8 3/4%, $.01 par value, Series B Cumulative Preferred Stock (the "Series B Preferred Stock"), $53.906 per share (equivalent to $.53906 per Depository Share) on its 8 5/8%, $.01 par value, Series C Cumulative Preferred Stock (the "Series C Preferred Stock"), $49.687 per share (equivalent to $.49687 per Depository Share) on its 7.95%, $.01 par value, Series D Cumulative Preferred Stock (the "Series D Preferred Stock") and $49.375 per share (equivalent to $.49375 per Depository Share) on its 7.90%, $.01 par value, Series E Cumulative Preferred Stock (the "Series E Preferred Stock"). The preferred stock dividends paid on March 31, 1999 totaled, in the aggregate, approximately $8.2 million.

On June 30, 1999, the Company paid second quarter preferred stock dividends of $.59375 per share on its Series A Preferred Stock, $54.688 per share (equivalent to $.54688 per Depository Share) on its Series B Preferred Stock, $53.906 per share (equivalent to $.53906 per Depository Share) on its Series C Preferred Stock, $49.687 per share (equivalent to $.49687 per Depository Share) on its Series D Preferred Stock and $49.375 per share (equivalent to $.49375 per Depository Share) on its Series E Preferred Stock. The preferred stock dividends paid on June 30, 1999 totaled, in the aggregate, approximately $8.2 million.

On September 30, 1999, the Company paid third quarter preferred stock dividends of $.59375 per share on its Series A Preferred Stock, $54.688 per share (equivalent to $.54688 per Depository Share) on its Series B Preferred Stock, $53.906 per share (equivalent to $.53906 per Depository Share) on its Series C Preferred Stock, $49.687 per share (equivalent to $.49687 per Depository Share) on its Series D Preferred Stock and $49.375 per share (equivalent to $.49375 per Depository Share) on its Series E Preferred Stock. The preferred stock dividends paid on September 30, 1999 totaled in the aggregate, approximately $8.2 million.

SHORT-TERM AND LONG-TERM LIQUIDITY NEEDS

The Company has considered its short-term (one year or less) liquidity needs and the adequacy of its estimated cash flow from operations and other expected liquidity sources to meet these needs. The Company believes that its principal short-term liquidity needs are to fund normal recurring expenses, debt service requirements and the minimum distribution required to maintain the Company's REIT qualification under the Internal Revenue Code. The Company anticipates that these needs will be met with cash flows provided by operating activities.

The Company expects to meet long-term (greater than one year) liquidity requirements such as property acquisitions, developments, scheduled debt maturities, major renovations, expansions and other nonrecurring capital improvements through disposition of select assets, long-term secured and unsecured indebtedness and the issuance of additional equity securities. The Company is also actively considering joint ventures with institutional partners as an additional financing strategy. As of September 30, 1999 and November 1, 1999, $589.2 million of common stock, preferred stock and depositary shares and $100.0 million of debt securities were registered and unissued under the Securities Act of 1933, as amended. The Company may finance the development or acquisition of additional properties through borrowings under the 1997 Unsecured Acquisition Facility. At September 30, 1999, borrowings under the 1997 Unsecured Acquisition Facility bore interest at a weighted average interest rate of 6.26%. As of November 1, 1999, the Company had approximately $184.2 million available for additional borrowings under the 1997 Unsecured Acquisition Facility.

YEAR 2000 COMPLIANCE

The Year 2000 compliance issue concerns the inability of computerized information systems and non-information systems to accurately calculate, store, or use a date after 1999. This could result in computer systems failures or miscalculations causing disruptions of operations. The Year 2000 issue affects almost all companies and organizations.

The Company has discussed its software applications and internal operational programs with its current information systems' vendor and, based on such discussions, believes that such applications and programs will properly recognize calendar dates beginning in the year 2000. The Company is discussing with its material third-party service providers, such as its banks, payroll processor and telecommunications provider, their Year 2000 compliance and is assessing what effect their possible non-compliance might have on the Company. In addition, the Company is discussing with its material vendors the possibility of any interface difficulties and/or electrical or mechanical problems relating to the year 2000 which may affect properties owned by the Company. The Company has also surveyed substantially all of its tenants to determine the status of their Year 2000 compliance and what effect their possible non-compliance might have on the Company. The Company is currently processing the information obtained from such tenant surveys and remains in discussions with its material vendors and third-party service providers. As of September 30, 1999 tenants representing 55% of annual base rents of the Company have replied. Of the tenant surveys received as of September 30, 1999, all have stated that they are Year 2000 compliant or will be Year 2000 compliant by the end of 1999. The Company is still seeking confirmation of Year 2000 compliance from the tenants who have not responded to the tenant survey. Until such time the Company cannot estimate any potential adverse impact resulting from the failure of tenants, vendors or third-party service providers to address their Year 2000 issues; however, to date, no significant Year 2000-related conditions have been identified.

Because the Company's evaluation of its Year 2000 issues has been conducted by its own personnel or by its vendors in connection with their servicing operations, the Company believes that its expenditures for assessing its Year 2000 issues, though difficult to quantify, to date have not been material. In addition, the Company is not aware of any Year 2000-related conditions that it believes would likely require any material expenditures by the Company in the future.

Based on its current information, the Company believes that the risk posed by any foreseeable Year 2000-related problem with its internal systems and the systems at its properties (including both information and non-information systems) or with its vendors or tenants is minimal. The Company believes that Year 2000-related problems with the Company's software applications and internal operational programs or with the electrical or mechanical systems at its properties are unlikely to cause more than minor disruptions in the Company's operations. The Company believes that the risk posed by Year 2000-related problems at certain of its third-party service providers, such as its banks, payroll processor and telecommunications provider is marginally greater, though, based on its current information, the Company is not aware that any such problems would have a material effect on its operations. Any Year 2000 related problems at such third-party service providers could delay the processing of financial transactions and the Company's payroll and could disrupt the Company's internal and external communications. At this time, the Company has not developed and does not anticipate developing any contingency plans with respect to Year 2000 issues. In addition, the Company has no plans to seek independent verification or review of its assessment of its Year 2000 issues. The Company does intend to complete its assessment of, and to continue to monitor, its Year 2000 issues and will develop contingency plans if, and to the extent, deemed necessary.

While the Company believes that it will be Year 2000 compliant by December 31, 1999, there can be no assurance that the Company has been or will be successful in identifying and assessing Year 2000 issues, or that, to the extent identified, the Company's efforts to remediate such issues will be effective such that Year 2000 issues will not have a material adverse effect on the Company's business, financial condition or results of operation.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Response to this item is included in Item 2. "Management's Discussion and Analysis of Financial Condition and Results of Operations" above.

PART II. OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS
None.

ITEM 2. CHANGES IN SECURITIES
None.

ITEM 3. DEFAULTS UPON SENIOR SECURITIES
None.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS
None

ITEM 5. OTHER INFORMATION
Not Applicable

ITEM 6. EXHIBITS AND REPORT ON FORM 8-K

Exhibit No.	Description
27*	Financial Data Schedule

* Filed herewith.

Report on Form 8-K

None

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The Company has prepared supplemental financial and operating information which is available without charge upon request to the Company. Please direct requests as follows:

First Industrial Realty Trust, Inc.
311 S. Wacker, Suite 4000
Chicago, IL 60606
Attention: Investor Relations

SIGNATURE

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.

FIRST INDUSTRIAL REALTY TRUST, INC.

Date: November 1, 1999

By: /s/ Michael J. Havala

Michael J. Havala
Chief Financial Officer
(Principal Financial and
Accounting Officer)

EXHIBIT INDEX

Exhibit No.	Description
27*	Financial Data Schedule

* Filed herewith.

This schedule contains summary financial information extracted from (a) the financial statements of First Industrial Realty Trust, Inc. for the nine months ended September 30, 1999 and is qualified in its entirety by reference to such (b) financial statments.

1,000
U.S. DOLLARS

9-MOS
DEC-31-1999
JAN-01-1999
SEP-30-1999
1
10,350
0
14,170
(2,000)
0
22,520
2,554,060
(197,734)
2,525,684
105,294
1,149,734
0
18
381
1,061,058
2,525,684
0
283,552
0
(75,949)
(62,384)
0
(60,566)
84,653
0
84,653
0
0
0
84,653
1.89
1.89