



# First Industrial Realty Trust

Providing industrial real estate solutions nationwide

STOCK SYMBOL

**NYSE: FR**

TOTAL SQUARE FOOTAGE

**71.6 Million S.F.\***

INDUSTRIAL PORTFOLIO

**424 Properties\***

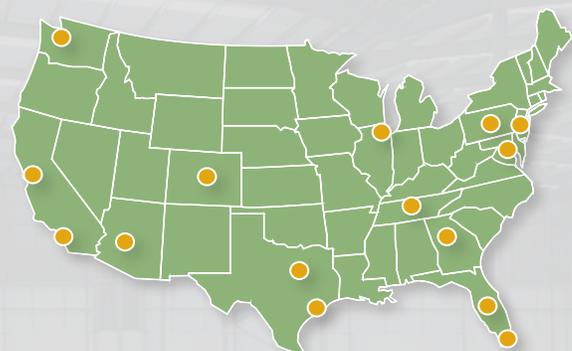
First Industrial Realty Trust, Inc. (NYSE: FR) is a leading U.S.-only owner, operator, developer and acquirer of logistics properties. Through our fully integrated operating and investing platform, we provide high quality facilities and industry-leading customer service to multinational corporations and regional firms that are essential for their supply chains. In total, we own and have under development approximately 71.6 million square feet of industrial space concentrated in 15 target MSAs as of December 31, 2025.

## Solutions

- 1 **Leasing**  
Full range of space options across a large portfolio
- 2 **Development**  
Build-to-suit services and strategic land sites
- 3 **Acquisition**  
Unlocking value in surplus or vacant facilities and land
- 4 **Disposition**  
Offering properties suitable for users and investors
- 5 **Sale Leaseback**  
Conversion of facilities or portfolios into cash

## Market Presence

First Industrial serves 872 customers through its portfolio of logistics properties concentrated in 15 major North American industrial markets.



\*Properties owned and under development.

Data as of 12/31/25

## Platform and Development Experience

- **32 years** of public company experience leasing, managing, developing, buying and selling industrial properties
- **\$10.4 billion** total capitalization; New York Stock Exchange listed
- **Investment grade rated** by all three agencies (BBB from Standard & Poor's, BBB+ from Fitch, Baa2 from Moody's)
- **84.7 million square feet** developed over company history
- Focus on **bulk and regional distribution centers** and other logistics properties to meet customers' supply chain needs
- Long track record of leading customer service, **ranked #1** industrial operator in 2025 by the Kingsley Index

## FEATURED PROPERTIES



### First Arlington Commerce Center III

4551 New York Ave | Arlington, TX

Available Space:	84,360 SF
Total Property Size:	84,360 SF
Market:	Dallas
Ceiling Height:	32'
Status:	4Q26 Estimated Completion

### First Park New Castle - Building B

313 Churchmans Road | New Castle, DE

Available Space:	225,680 SF
Total Property Size:	225,680 SF
Market:	Philadelphia
Ceiling Height:	36'
Status:	2Q26 Estimated Completion

*\*Additional land developable to 611,000 SF*



### First Rockdale VI

600 Maddox Road | Mt. Juliet, TN

Available Space:	317,117 SF
Total Property Size:	317,117 SF
Market:	Nashville
Ceiling Height:	40'
Status:	Completed 3Q25

