

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-K

- (X) ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 For the fiscal year ended December 31, 1998 OR
() TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 For the transition period from _____ to _____.

Commission File Number 1-13102

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

Maryland
(State or other jurisdiction of
incorporation or organization)

36-3935116
(I.R.S. Employer
Identification No.)

311 S. Wacker Drive, Suite 4000, Chicago, Illinois
(Address of principal executive offices)

60606
(Zip Code)

(312) 344-4300
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Act:
COMMON STOCK
(Title of class)

NEW YORK STOCK EXCHANGE
(Name of exchange on which registered)

9 1/2% SERIES A CUMULATIVE PREFERRED STOCK
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 8 3/4% SERIES B CUMULATIVE PREFERRED STOCK
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 8 5/8% SERIES C CUMULATIVE PREFERRED STOCK
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 7.95% SERIES D CUMULATIVE PREFERRED STOCK
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 7.90% SERIES E CUMULATIVE PREFERRED STOCK

(Title of class)

NEW YORK STOCK EXCHANGE
(Name of exchange on which registered)

Securities registered pursuant to Section 12(g) of the Act:
NONE

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 (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes X No .

Indicate by checkmark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. []

The aggregate market value of the voting and non-voting stock held by non-affiliates of the Registrant was approximately \$768.9 million based on the closing price on the New York Stock Exchange for such stock on March 12, 1999.

At March 12, 1999, 38,019,898 shares of the Registrant's Common Stock, \$.01 par value, were outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant's definitive proxy statement to be filed with respect to the Annual Meeting of Stockholders to be held on May 12, 1999.

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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. First Industrial Realty Trust, Inc. (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.

PART I

ITEM 1. BUSINESS

THE COMPANY

GENERAL

First Industrial Realty Trust, Inc. is a Maryland corporation organized on August 10, 1993, and is a real estate investment trust ("REIT") under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). First Industrial Realty Trust, Inc. and its subsidiary partnerships (the "Company") is a self-administered and fully integrated real estate company which owns, manages, acquires, sells and develops industrial real estate. The Company completed its initial public offering in June 1994 (the "Initial Offering"). Upon consummation of the Initial Offering, the Company owned 226 industrial properties which contained an aggregate of 17.4 million square feet of gross leasable area ("GLA"). As of December 31, 1998, the Company's portfolio consisted of 551 in-service light industrial properties, 160 R&D/flex properties, 152 bulk warehouse, 72 regional warehouse and 52 manufacturing properties containing approximately 69.3 million square feet of GLA located in 25 states.

The Company's interests in its properties and land parcels are held through partnerships controlled by the Company, including First Industrial, L.P. (the "Operating Partnership"), of which the Company is the sole general partner, as well as, among others, First Industrial Financing Partnership, L.P. (the "Financing Partnership"), First Industrial Securities, L.P. (the "Securities Partnership"), First Industrial Mortgage Partnership, L.P. (the "Mortgage Partnership"), First Industrial Pennsylvania, L.P. (the "Pennsylvania Partnership"), First Industrial Harrisburg, L.P. (the "Harrisburg Partnership"), First Industrial Indianapolis, L.P. (the "Indianapolis Partnership"), First Industrial Development Services, L.P. and TK-SV, LTD., of which the sole general partner of each is a wholly-owned subsidiary of the Company, and the sole limited partner of each is the Operating Partnership, as well as limited liability companies (the "L.L.C.'s") of which the Operating Partnership is the sole member. The Company is also the majority stockholder of First Industrial Enterprises of Michigan and FR Development Services, Inc. The Company, through wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns a 10% equity interest in, and provides asset and property management services to, a joint venture which invests in industrial properties.

The Company utilizes an operating approach which combines the effectiveness of decentralized, locally based property management, acquisition, sales and development functions with the cost efficiencies of centralized acquisition, sales and development support, capital markets expertise, asset management and fiscal control systems. At March 12, 1999, the Company had 256 employees.

The Company has grown and will seek to continue to grow through the acquisition of additional industrial properties and businesses, through the development of industrial properties and through joint venture relationships with institutional partners to invest in industrial properties.

BUSINESS OBJECTIVES AND GROWTH PLANS

The Company's fundamental business objective is to maximize the total return to its stockholders through increases in per share distributions and increases in the value of the Company's properties and operations. The Company's growth plan includes the following elements:

- o Internal Growth. The Company seeks to grow internally by (i) increasing revenues by renewing or re-leasing spaces subject to expiring leases at higher rental levels; (ii) increasing occupancy levels at properties where vacancies exist and maintaining occupancy elsewhere; (iii) controlling and minimizing property operating and general and administrative expenses; (iv) renovating existing properties; and (v) increasing ancillary revenues from non-real estate sources.
- o External Growth. The Company seeks to grow externally through (i) the acquisition of portfolios of industrial properties, industrial property businesses or individual properties which meet the Company's investment parameters; (ii) the development of industrial properties; (iii) the expansion of its properties; and (iv) investments in industrial properties through joint venture relationships with institutional partners.

BUSINESS STRATEGIES

The Company utilizes the following seven strategies in connection with the operation of its business:

- o Organization Strategy. The Company implements its decentralized property operations strategy through the use of experienced regional management teams and local property managers. Each operating region is headed by a managing director, who is a senior executive officer of, and has an equity interest in, the Company. The Company provides acquisition, development and financing assistance, asset management oversight and financial reporting functions from its headquarters in Chicago, Illinois to support its regional operations. The Company believes the size of its portfolio enables it to realize operating efficiencies by spreading overhead over many properties and by negotiating quantity purchasing discounts.
- o Market Strategy. The Company invests mainly in markets where it can achieve size and economies of scale. Based on the size of its portfolios in its current markets, which as of December 31, 1998 averaged approximately 2.2 million square feet per market, and the experience of its managing directors, the Company believes that it has sufficient market presence and resources to compete effectively. As of December 31, 1998, the Company owned portfolios in the metropolitan areas of Atlanta, Georgia; Baltimore, Maryland; Baton Rouge, Louisiana; Chicago, Illinois; Cincinnati, Ohio; Cleveland, Ohio; Columbus, Ohio; Dallas, Texas; Dayton, Ohio; Denver, Colorado; Des Moines, Iowa; Detroit, Michigan; Grand Rapids, Michigan; Hartford, Connecticut; Houston, Texas; Indianapolis, Indiana; Louisville, Kentucky; Milwaukee, Wisconsin; Minneapolis/St. Paul, Minnesota; Nashville, Tennessee; New Orleans, Louisiana; Philadelphia, Pennsylvania; Phoenix, Arizona; Portland, Oregon; Salt Lake City, Utah; St. Louis, Missouri and Tampa, Florida, as well as the regional areas of Central Pennsylvania, Long Island, New York and New Jersey.
- o Leasing and Marketing Strategy. The Company has an operational management strategy designed to enhance tenant satisfaction and portfolio performance. The Company pursues an active leasing strategy, which includes aggressively marketing available space, renewing existing leases at higher rents per square foot and seeking leases which provide for the pass-through of property-related expenses to the tenant. The Company also has local and national marketing programs which focus on the business and brokerage communities and national tenants.
- o Acquisition Strategy. The Company's acquisition strategy is to acquire properties in its current markets to capitalize on local market expertise and maximize operating effectiveness and efficiencies.
- o Development Strategy. Of the 987 properties in the Company's portfolio at December 31, 1998, 226 have been developed by either the Company or its former management. The Company will continue to leverage the development capabilities of its management, many of whom are leading developers in their respective markets. In 1996, the Company formed First Industrial Development Services, L.P. to focus on development activities.
- o Disposition Strategy. The Company continually evaluates local market conditions and property-related factors and is actively considering disposition of select assets.
- o Financing Strategy. The Company believes that the size of its portfolio, the diversity of its properties and tenants and the financial strength of the Company allow it access to the public capital markets which are not generally available to smaller, less diversified property owners because of the portfolio size and diversity requirements.

RECENT DEVELOPMENTS

In 1998, the Company acquired or completed development of 259 properties, two expansions and several parcels of land for a total estimated investment of approximately \$623.7 million (approximately \$49.4 million of which was issued as limited partnership interests in the Operating Partnership ("Units")). The Company also sold 41 in-service properties and several parcels of land for approximately \$99.9 million of gross proceeds. The Company expanded its in-service portfolio 22.4% from December 31, 1997 to December 31, 1998. At December 31, 1998, the Company owned 987 in-service properties containing approximately 69.3 million square feet of GLA.

The Company paid off and retired its \$300.0 million mortgage loan on January 2, 1998.

During 1998, the Company, through the Operating Partnership, issued \$300.0 million of senior unsecured debt with maturity dates ranging from 2011 to 2028.

On February 4, 1998, the Company issued 5,000,000 depository shares, representing 1/100th of a share of the Company's 7.95%, \$.01 par value, Series D Cumulative Preferred Stock, at an initial offering price of \$25 per depository share, which resulted in gross proceeds of \$125.0 million. On March 18, 1998, the Company issued 3,000,000 depository shares, representing 1/100th of a share of the Company's 7.90%, \$.01 par value, Series E Preferred Stock, at an initial offering price of \$25 per depository share which resulted in gross proceeds of \$75.0 million.

On April 23, 1998, the Company issued 1,112,644 shares of \$.01 par value common stock at an initial offering price of \$32.625 per share which resulted in gross proceeds of \$36.3 million. In 1998, the Operating Partnership issued, in the aggregate, 1,515,983 Units valued at approximately \$49.4 million.

On September 28, 1998, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "September 1998 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies in which the Operating Partnership is the sole member, owns a 10% equity interest in the September 1998 Joint Venture and provides property and asset management services to the September 1998 Joint Venture. As of December 31, 1998, the September 1998 Joint Venture owned 130 industrial properties comprising approximately 6.3 million square feet of GLA.

During the period January 1, 1999 through March 12, 1999, the Company acquired or completed development of four industrial properties and one land parcel for a total estimated investment of approximately \$28.0 million. The Company also sold seven industrial properties for approximately \$12.5 million of gross proceeds.

FUTURE PROPERTY ACQUISITIONS, DEVELOPMENTS AND PROPERTY SALES

The Company has an active acquisition and development program through which it is continually engaged in identifying, negotiating and consummating portfolio and individual industrial property acquisitions and developments. As a result, the Company is currently engaged in negotiations relating to the possible acquisitions and developments of certain industrial properties located in the Company's current markets.

The Company also 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. As a result, the Company is currently engaged in negotiations relating to the possible sales of certain industrial properties in the Company's current portfolio.

When evaluating potential industrial property acquisitions and developments, as well as potential industrial property sales, the Company will consider such factors as: (i) the geographic area and type of property; (ii) the location, construction quality, condition and design of the property; (iii) the potential for capital appreciation of the property; (iv) the ability of the Company to improve the property's performance through renovation; (v) the terms of tenant leases, including the potential for rent increases; (vi) the potential for economic growth and the tax and regulatory environment of the area in which the property is located; (vii) the potential for expansion of the physical layout of the property and/or the number of sites; (viii) the occupancy and demand by tenants for properties of a similar type in the vicinity; and (ix) competition from existing properties and the potential for the construction of new properties in the area.

INDUSTRY

Industrial properties are typically used for the design, assembly, packaging, storage and distribution of goods and/or the provision of services. As a result, the demand for industrial space in the United States is related to the level of economic output. Historically, occupancy rates for industrial property in the United States have been higher than those for other types of commercial property. The Company believes that the higher occupancy rate in the industrial property sector is a result of the construction-on-demand nature of, and the comparatively short development time required for, industrial property. For the five years ended December 31, 1998, the occupancy rates for industrial properties in the United States have ranged from 91.6% to 93.1%, with an occupancy rate of 91.8% at December 31, 1998.

ITEM 2. THE PROPERTIES

GENERAL

At December 31, 1998, First Industrial owned 987 in-service properties containing approximately 69.3 million square feet of GLA in 25 states, with a diverse base of more than 3,000 tenants engaged in a wide variety of businesses, including manufacturing, retailing, wholesale trade, distribution and professional services. The properties are generally located in business parks which have convenient access to interstate highways and rail and air transportation. The median age of the properties as of December 31, 1998 was approximately 15 years.

The Company classifies its Properties into five industrial categories: Light industrial, R&D/flex, bulk warehouse, regional warehouse and manufacturing. While some properties may have characteristics which fall under more than one property type, the Company uses what it feels is the most dominating characteristic to categorize the property.

Each of the properties is wholly owned by the Company. The following tables summarize certain information as of December 31, 1998 with respect to the Company's properties. Information in the tables excludes properties under development at December 31, 1998.

Metropolitan Area	PROPERTY SUMMARY									
	Light Industrial		R&D/ FLEX		Bulk Warehouse		Regional Warehouse		Manufacturing	
	GLA	Number of Properties	GLA	Number of Properties	GLA	Number of Properties	GLA	Number of Properties	GLA	Number of Properties
Atlanta	458,841	8	153,508	4	2,860,554	11	255,846	3	596,750	5
Baltimore	591,546	9	78,421	1	171,000	1	-	-	-	-
Baton Rouge	116,347	3	-	-	108,800	1	-	-	-	-
Central Pennsylvania	511,270	7	288,938	6	3,265,006	13	117,579	3	-	-
Chicago	1,650,819	28	214,900	5	3,734,145	18	87,548	2	1,392,592	7
Cincinnati	445,595	7	-	-	800,080	3	-	-	570,000	1
Cleveland	201,116	6	102,500	1	-	-	51,525	1	-	-
Columbus	56,849	1	217,612	2	1,653,534	4	-	-	255,470	1
Dallas	753,653	21	118,618	4	698,543	4	65,700	1	224,984	2
Dayton	322,746	6	20,000	1	-	-	-	-	-	-
Denver	1,887,857	46	1,856,512	48	202,939	2	301,131	5	-	-
Des Moines	129,072	4	-	-	879,043	5	88,000	1	-	-
Detroit	2,918,510	106	689,184	23	2,486,937	14	843,846	19	17,240	1
Grand Rapids	594,816	12	10,000	1	2,259,355	12	-	-	445,250	2
Hartford	441,800	10	-	-	143,391	1	-	-	84,000	1
Houston	484,981	7	95,073	1	1,521,877	11	372,585	5	-	-
Indianapolis	727,980	16	62,200	5	3,083,818	12	211,360	6	54,000	1
Long Island	2,080,694	40	560,460	4	1,358,593	8	162,871	3	62,898	1
Louisville	-	-	-	-	532,400	1	-	-	-	-
Milwaukee	347,259	7	37,765	1	-	-	39,800	1	507,468	2
Minneapolis/St. Paul	1,355,410	25	805,494	12	976,594	4	612,972	6	1,676,124	18
Nashville	334,063	7	-	-	1,336,037	7	-	-	109,058	1
N. New Jersey	1,071,825	34	349,146	10	264,426	2	192,153	3	-	-
New Orleans	342,287	9	169,801	5	-	-	40,500	1	-	-
Philadelphia	253,810	11	117,873	3	110,000	1	46,750	1	56,827	2
Phoenix	87,462	2	99,418	1	174,854	1	261,156	3	-	-
Portland	809,706	34	53,021	2	-	-	-	-	-	-
Salt Lake City	590,853	40	91,152	5	-	-	-	-	-	-
S. New Jersey	948,723	23	-	-	321,406	2	129,971	2	22,738	1
St. Louis	540,180	11	-	-	834,158	6	-	-	-	-
Tampa	350,741	10	331,098	15	213,744	2	243,840	5	-	-
Other (a)	25,254	1	-	-	710,755	6	50,000	1	346,103	6
Total	21,432,065	551	6,522,694	160	30,701,989	152	4,175,133	72	6,421,502	52

(a) Properties are located in Denton and Abilene, Texas; Wichita, Kansas; West Lebanon, New Hampshire; Green Bay, Wisconsin; Shreveport, Louisiana and Clarion, Iowa.

PROPERTY SUMMARY TOTALS

TOTALS				
METROPOLITAN AREA	GLA	NUMBER OF PROPERTIES	AVERAGE OCCUPANCY AT 12/31/98	GLA AS A % OF TOTAL PORTFOLIO
Atlanta	4,325,499	31	95%	6.2%
Baltimore	840,967	11	99%	1.2%
Baton Rouge	225,147	4	97%	0.3%
Central Pennsylvania	4,182,793	29	93%	6.0%
Chicago	7,080,004	60	95%	10.3%
Cincinnati	1,815,675	11	98%	2.6%
Cleveland	355,141	8	99%	0.5%
Columbus	2,183,465	8	98%	3.2%
Dallas	1,861,498	32	96%	2.7%
Dayton	342,746	7	96%	0.5%
Denver	4,248,439	101	97%	6.1%
Des Moines	1,096,115	10	99%	1.6%
Detroit	6,955,717	163	95%	10.1%
Grand Rapids	3,309,421	27	99%	4.8%
Hartford	669,191	12	94%	1.0%
Houston	2,474,516	24	92%	3.6%
Indianapolis	4,139,358	40	95%	6.0%
Long Island	4,225,516	56	93%	6.1%
Louisville	532,400	1	100%	0.8%
Milwaukee	932,292	11	100%	1.3%
Minneapolis/St. Paul	5,426,594	65	96%	7.8%
Nashville	1,779,158	15	99%	2.6%
N. New Jersey	1,877,550	49	86%	2.7%
New Orleans	552,588	15	93%	0.8%
Philadelphia	585,260	18	89%	0.8%
Phoenix	622,890	7	88%	0.9%
Portland	862,727	36	98%	1.2%
Salt Lake City	682,005	45	87%	1.0%
S. New Jersey	1,422,838	28	96%	2.1%
St. Louis	1,374,338	17	83%	2.0%
Tampa	1,139,423	32	94%	1.6%
Other (a)	1,132,112	14	96%	1.6%
Total or Average	69,253,383	987	95%	100.0%

(a) Properties are located in Denton and Abilene, Texas; Wichita, Kansas; West Lebanon, New Hampshire; Green Bay, Wisconsin; Shreveport, Louisiana and Clarion, Iowa.

Property Acquisition Activity

During 1998, the Company completed 46 separate industrial property acquisition transactions totaling approximately 12.3 million square feet of GLA at a total purchase price of approximately \$491.5 million, or \$40.06 per square foot. The Company also purchased one property for redevelopment and numerous land parcels for an aggregate purchase price of approximately \$46.3 million. The 247 industrial properties acquired have the following characteristics:

METROPOLITAN AREA	NUMBER OF PROPERTIES	GLA	PROPERTY TYPE	OCCUPANCY AT 12/31/98	ACQUISITION DATE
Chicago, IL	1	53,500	Light Industrial	100%	January 9, 1998
Chicago, IL	6	353,048	Light Industrial/Bulk Warehouse/ Regional Warehouse/R&D Flex	88%	January 12, 1998
Minneapolis, MN	4	318,013	Manufacturing	90%	January 15, 1998
Chicago, IL	1	288,000	Bulk Warehouse	100%	January 16, 1998
Salt Lake City, UT	9	183,772	Light Industrial/R&D Flex	84%	January 28, 1998
Denver, CO	10	448,186	R&D Flex	100%	January 29, 1998
Chicago, IL	4	309,386	Light Industrial/Bulk Warehouse	82%	January 30, 1998
Cincinnati, OH	1	69,220	Light Industrial	100%	February 11, 1998
Long Island, NY	1	42,700	Light Industrial	100%	March 3, 1998
Indianapolis, IN	1	181,950	Bulk Warehouse	100%	March 4, 1998
Philadelphia, PA	16	534,360	Light Industrial/Bulk Warehouse/ Regional Warehouse/R&D Flex	89%	March 12, 1998
Grand Rapids, MI	2	75,200	Light Industrial	100%	March 12, 1998
Chicago, IL	1	200,000	Manufacturing	100%	March 17, 1998
Columbus, OH	2	217,612	R&D Flex	100%	March 17, 1998
Long Island, NY	1	60,000	Light Industrial	100%	March 23, 1998
Detroit, MI	1	66,132	Regional Warehouse	100%	March 24, 1998
Detroit, MI	7	382,063	Light Industrial/Bulk Warehouse/ R&D Flex	100%	March 25, 1998
Atlanta, GA	1	123,808	Bulk Warehouse	100%	March 27, 1998
Grand Rapids, MI	1	423,230	Bulk Warehouse	100%	March 31, 1998
Long Island, NY	1	99,600	Light Industrial	100%	April 1, 1998
Hartford, CT	11	525,800	Light Industrial/Manufacturing	98%	April 1, 1998
Long Island, NY	1	325,000	Bulk Warehouse	100%	April 1, 1998
Des Moines, IA	3	75,072	Light Industrial	92%	April 1, 1998
Detroit, MI	39	856,910	Light Industrial/Manufacturing/ R&D Flex/Regional Warehouse	92%	April 3, 1998
Southern New Jersey (a)	29	1,531,588	Light Industrial/Bulk Warehouse/ Manufacturing/Regional Warehouse	96%	April 6, 1998
Chicago, IL	1	284,135	Bulk Warehouse	100%	April 9, 1998
Denver, CO	1	102,839	Bulk Warehouse	100%	April 14, 1998
Columbus, OH	1	300,200	Bulk Warehouse	100%	April 14, 1998
Baltimore, MD	11	840,967	Light Industrial/R&D Flex	99%	April 15, 1998
Chicago, IL	1	56,400	Light Industrial	100%	May 14, 1998
Tampa, FL (b)	9	135,662	Light Industrial/R&D Flex	N/A	May 20, 1998
Detroit, MI (b)	5	147,725	R&D Flex	N/A	May 20, 1998
Des Moines, IA	1	88,000	Regional Warehouse	100%	June 10, 1998
Chicago, IL (b)	1	191,145	Light Industrial	N/A	June 10, 1998
Denver, CO	1	292,471	Light Industrial	100%	June 23, 1998
Chicago, IL (b)	1	84,760	Light Industrial	N/A	June 30, 1998
Atlanta, GA (b)	3	347,056	Light Industrial/Bulk Warehouse/ Regional Warehouse	N/A	July 7, 1998
Tampa, FL	1	44,427	R&D Flex	100%	July 16, 1998
Chicago, IL (b)	1	200,000	Bulk Warehouse	N/A	July 24, 1998
Phoenix, AZ	2	87,462	Light Industrial	60%	August 14, 1998
Long Island, NY (b)	1	50,338	Light Industrial	N/A	August 18, 1998
Portland, OR	36	856,516	Light Industrial/R&D Flex	98%	August 31, 1998
Philadelphia, PA	2	50,900	Light Industrial	88%	September 30, 1998
Long Island, NY	1	52,329	Light Industrial	54%	October 21, 1998
Dayton, OH	1	20,000	R&D Flex	100%	October 30, 1998
Dallas, TX	12	291,168	Light Industrial/R&D Flex	99%	November 4, 1998
Total	247	12,268,650			

(a) One property comprising 109,771 square feet was sold on April 6, 1998

(b) Properties were sold to the September 1998 Joint Venture (hereinafter defined) in the fourth quarter of 1998

PROPERTY DEVELOPMENT ACTIVITY

During 1998, the Company placed in-service 12 developments and two expansions totaling approximately 2.6 million square feet of GLA at a total cost of approximately \$85.9 million, or \$33.13 per square foot. The developed properties have the following characteristics:

METROPOLITAN AREA	GLA	PROPERTY TYPE	OCCUPANCY AT 12/31/98	COMPLETION DATE
Detroit, MI (a)	70,000	Light Industrial	100%	February 1, 1998
Milwaukee, WI	466,301	Manufacturing	100%	March 2, 1998
Jefferson, IN	532,400	Bulk Warehouse	100%	May 1, 1998
Detroit, MI	268,800	Bulk Warehouse	100%	June 22, 1998
Detroit, MI	77,508	Light Industrial	100%	June 26, 1998
Hartford, CT	143,391	Bulk Warehouse	80%	July 1, 1998
Tampa, FL	21,778	Light Industrial	100%	September 1, 1998
Cincinnati, OH	112,500	Bulk Warehouse	79%	September 15, 1998
Long Island, NY	215,000	Light Industrial	82%	September 24, 1998
Indianapolis, IN	60,000	Bulk Warehouse	100%	September 30, 1998
Central, PA	242,824	Bulk Warehouse	100%	September 30, 1998
Atlanta, GA	180,000	Bulk Warehouse	100%	October 1, 1998
Central PA (a)	101,620	Light industrial	100%	October 1, 1998
Indianapolis, IN	100,000	Bulk Warehouse	100%	November 1, 1998
Total	2,592,122			

(a) Expansion.

At December 31, 1998, the Company had 20 projects under development, with an estimated completion GLA of 2.5 million square feet and an estimated completion cost of approximately \$101.9 million.

PROPERTY SALES

During 1998, the Company sold 41 in-service properties totaling approximately 2.0 million square feet of GLA and several land parcels. Total gross sales proceeds approximated \$99.9 million. The in-service properties sold have the following characteristics:

METROPOLITAN AREA	GLA	PROPERTY TYPE	SALE DATE
Livonia, MI	38,500	Light Industrial	January 7, 1998
Reading, PA	100,000	Bulk Warehouse	March 5, 1998
Allentown, PA	101,750	Light Industrial	March 5, 1998
Allentown, PA	43,425	Light Industrial	March 5, 1998
Reading, PA	69,190	Bulk Warehouse	March 5, 1998
Lebanon, PA	88,400	Bulk Warehouse	March 11, 1998
Cherry Hill, NJ	109,771	Bulk Warehouse	April 6, 1998
Byron, MI	16,000	Light Industrial	July 21, 1998
Madison Heights, MI	29,550	Light Industrial	July 30, 1998
Chicago, IL	80,400	Light Industrial	September 2, 1998
Denver, CO	43,720	R&D Flex	September 8, 1998
Chicago, IL (a)	200,000	Bulk Warehouse	October 6, 1998
Chicago, IL (a)	191,145	Light Industrial	October 6, 1998
Detroit, MI (a)	147,725	R&D Flex	November 5, 1998
Long Island, NY (a)	50,338	Light Industrial	November 19, 1998
Chicago, IL (a)	84,760	Light Industrial	November 19, 1998
Atlanta, GA (a)	347,056	Light Industrial/ Bulk Warehouse/ Regional Warehouse	November 19, 1998
Tampa, FL (a)	135,662	Light Industrial/ R&D Flex	November 19, 1998
Englewood, CO	64,733	Light Industrial	December 11, 1998
Farmington Hills, MI	7,306	Light Industrial	December 15, 1998
Hamilton, NJ	37,406	Light Industrial	December 30, 1998
Olivette, MO	31,500	Manufacturing	December 30, 1998
Denver, CO	28,600	Light Industrial	December 31, 1998
Total	2,046,937		

(a) Properties were sold to the September 1998 Joint Venture (hereinafter defined)

PROPERTY ACQUISITIONS, DEVELOPMENTS AND SALES SUBSEQUENT TO YEAR END

During the period January 1, 1999 through March 12, 1999, the Company acquired or completed development of four industrial properties and one land parcel for a total estimated investment of approximately \$28.0 million. The Company also sold seven industrial properties for approximately \$12.5 million of gross proceeds.

DETAIL PROPERTY LISTING

The following table lists all of the Company's properties as of December 31, 1998, by geographic market area.

PROPERTY LISTING							
BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT-RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
ATLANTA							
4250 River Green Parkway	Duluth, GA	(b)	1988	R&D/Flex	2.14	28,942	100%
3400 Corporate Parkway	Duluth, GA	(b)	1987	Light Industrial	3.73	59,959	100%
3450 Corporate Parkway	Duluth, GA	(b)	1988	R&D/Flex	2.38	37,346	66%
3500 Corporate Parkway	Duluth, GA	(b)	1991	R&D/Flex	2.80	44,242	100%
3425 Corporate Parkway	Duluth, GA	(b)	1990	R&D/Flex	3.49	42,978	100%
1650 GA Highway 155	McDonough, GA		1991	Bulk Warehouse	12.80	228,400	100%
415 Industrial Park Road	Cartersville, GA		1986	Manufacturing	9.27	119,657	100%
434 Industrial Park Road	Cartersville, GA		1988	Manufacturing	8.07	57,493	100%
435 Industrial Park Road	Cartersville, GA		1986	Reg. Warehouse	8.03	71,000	100%
14101 Industrial Park Blvd.	Covington, GA		1984	Light Industrial	9.25	92,160	100%
801-804 Blacklawn Road	Conyers, GA		1982	Bulk Warehouse	6.67	111,090	100%
1665 Dogwood Drive	Conyers, GA		1973	Manufacturing	9.46	198,000	100%
1715 Dogwood Drive	Conyers, GA		1973	Manufacturing	4.61	100,000	100%
11235 Harland Drive	Covington, GA		1988	Light Industrial	5.39	32,361	100%
700 Westlake Parkway	Atlanta, GA		1990	Light Industrial	3.50	56,400	100%
800 Westlake Parkway	Atlanta, GA		1991	Bulk Warehouse	7.40	132,400	80%
4050 Southmeadow Parkway	Atlanta, GA		1991	Reg. Warehouse	6.60	87,328	100%
4051 Southmeadow Parkway	Atlanta, GA		1989	Bulk Warehouse	11.20	171,671	100%
4071 Southmeadow Parkway	Atlanta, GA		1991	Bulk Warehouse	17.80	209,918	100%
4081 Southmeadow Parkway	Atlanta, GA		1989	Bulk Warehouse	12.83	254,172	100%
1875 Rockdale Industrial Blvd.	Conyers, GA		1966	Manufacturing	5.70	121,600	100%
3312 N. Berkeley Lake Road	Duluth, GA		1969	Bulk Warehouse	52.11	1,040,276	100%
370 Great Southwest Pkwy (n)	Atlanta, GA		1986	Light Industrial	8.06	150,536	80%
3495 Bankhead Highway (n)	Atlanta, GA		1986	Bulk Warehouse	20.50	408,819	70%
955 Cobb Place	Kennesaw, GA		1991	Reg. Warehouse	8.73	97,518	100%
6105 Boatrock Boulevard	Atlanta, GA		1972	Light Industrial	1.79	32,000	100%
1640 Sands Place	Marietta, GA		1977	Light Industrial	1.97	35,425	100%
7000 Highland Parkway	Smyrna, GA		1998	Bulk Warehouse	10.00	123,808	100%
2084 Lake Industrial Court	Conyers, GA		1998	Bulk Warehouse	13.74	180,000	100%
				SUBTOTAL OR AVERAGE		4,325,499	95%
BALTIMORE							
3431 Benson	Baltimore, MD		1988	Light Industrial	3.48	60,400	100%
1801 Portal	Baltimore, MD		1987	Light Industrial	3.72	57,600	100%
1811 Portal	Baltimore, MD		1987	Light Industrial	3.32	60,000	100%
1831 Portal	Baltimore, MD		1990	Light Industrial	3.18	46,522	100%
1821 Portal	Baltimore, MD		1986	Light Industrial	4.63	86,234	100%
1820 Portal	Baltimore, MD	(i)	1982	Bulk Warehouse	6.55	171,000	100%
6615 Tributary	Baltimore, MD		1987	Light Industrial	4.36	65,860	100%
7340 Executive	Frederick, MD		1988	R&D/Flex	9.38	78,421	100%
4845 Governors Way	Frederick, MD		1988	Light Industrial	5.47	83,064	100%
8900 Yellow Brick Road	Baltimore, MD		1982	Light Industrial	5.80	60,000	100%
7476 New Ridge	Hanover, MD		1987	Light Industrial	18.00	71,866	89%
				SUBTOTAL OR AVERAGE		840,967	99%
BATON ROUGE							
11200 Industriplex Blvd.	Baton Rouge, LA		1986	Light Industrial	3.00	42,355	100%
11441 Industriplex Blvd.	Baton Rouge, LA		1987	Light Industrial	2.40	35,596	81%
11301 Industriplex Blvd.	Baton Rouge, LA		1985	Light Industrial	2.50	38,396	100%
6565 Exchequer Drive	Baton Rouge, LA		1986	Bulk Warehouse	5.30	108,800	100%
				SUBTOTAL OR AVERAGE		225,147	97%
CENTRAL PENNSYLVANIA							
1214-B Freedom Road	Cranberry, PA		1982	Reg. Warehouse	5.99	32,779	100%
401 Russell Drive	Middletown, PA		1990	Reg. Warehouse	5.20	52,800	100%
2700 Commerce Drive	Middletown, PA		1990	Reg. Warehouse	3.60	32,000	100%
2701 Commerce Drive	Middletown, PA		1989	Light Industrial	6.40	48,000	100%
2780 Commerce Drive	Middletown, PA		1989	Light Industrial	2.00	21,600	100%
5035 Ritter Road	Mechanicsburg, PA		1988	R&D/Flex	5.50	56,556	100%
5070-B Ritter Road (n)	Mechanicsburg, PA		1989	Light Industrial	5.20	60,000	100%
6340 Flank Drive	Harrisburg, PA		1988	Light Industrial	6.70	68,200	71%
6345 Flank Drive	Harrisburg, PA		1989	R&D/Flex	7.00	69,443	87%
6360 Flank Drive	Harrisburg, PA		1988	R&D/Flex	5.30	46,500	81%
6380 Flank Drive	Harrisburg, PA		1991	R&D/Flex	3.70	32,000	100%
6400 Flank Drive	Harrisburg, PA		1992	R&D/Flex	5.30	52,439	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
CENTRAL PENNSYLVANIA (CONT.)							
6405 Flank Drive	Harrisburg, PA		1991	R&D/Flex	5.96	32,000	100%
7125 Grayson Road	Harrisburg, PA		1991	Bulk Warehouse	17.17	300,000	100%
7253 Grayson Road	Harrisburg, PA		1990	Bulk Warehouse	12.42	196,000	81%
5020 Louise Drive	Mechanicsburg, PA	(a)	1995	Light Industrial	5.06	49,350	100%
7195 Grayson Road	Harrisburg, PA	(a)	1994	Bulk Warehouse	6.02	100,000	100%
400 First Street	Middletown, PA		1963/96	Bulk Warehouse	14.88	167,500	100%
401 First Street	Middletown, PA		1963/96	Bulk Warehouse	43.55	490,140	100%
500 Industrial Lane	Middletown, PA		1970/96	Bulk Warehouse	10.29	115,890	100%
600 Hunter Lane	Middletown, PA		1996	Bulk Warehouse	14.77	216,387	100%
300 Hunter Lane	Middletown, PA		1996	Bulk Warehouse	16.71	321,333	100%
Fruehauf Building #6	Middletown, PA		1998	Bulk Warehouse	0.00	242,824	100%
3380 Susquehanna Trail North	York, PA		1990	Bulk Warehouse	10.00	112,500	100%
495 East Locust Lane	York, PA		1993	Bulk Warehouse	15.00	200,000	100%
350 Old Silver Spring Road	Mechanicsburg, PA		1968	Light Industrial	20.00	264,120	100%
4500 Westport Drive	Mechanicsburg, PA		1996	Bulk Warehouse	11.20	178,600	100%
41 Weaver Road	Denver, PA		1974	Bulk Warehouse	85.00	623,832	66%
SUBTOTAL OR AVERAGE						4,182,793	93%
CHICAGO							
720-730 Landwehr Road	Northbrook, IL	(b)	1978	Light Industrial	4.29	66,912	100%
3170-3190 MacArthur Blvd.	Northbrook, IL	(b)	1978	Light Industrial	2.14	41,822	100%
20W201 101st Street	Lemont, IL	(b)	1988	Bulk Warehouse	8.72	160,200	100%
280-296 Palatine Road	Wheeling, IL	(b)	1978	Bulk Warehouse	4.67	90,387	90%
1330 West 43rd Street	Chicago, IL		1977	Bulk Warehouse	4.25	109,728	100%
2300 Hammond Drive	Schaumburg, IL		1970	Light Industrial	4.13	77,000	100%
6500 North Lincoln Avenue	Lincolnwood, IL		1965/88	Light Industrial	2.52	63,050	62%
3600 West Pratt Avenue	Lincolnwood, IL		1953/88	Bulk Warehouse	6.35	205,481	100%
917 North Shore Drive	Lake Bluff, IL		1974	Light Industrial	4.27	84,575	100%
6750 South Sayre Avenue	Bedford Park, IL		1975	Light Industrial	2.51	63,383	100%
585 Slawin Court	Mount Prospect, IL		1992	R&D/Flex	3.71	38,150	100%
2300 Windsor Court	Addison, IL		1986	Bulk Warehouse	6.80	105,100	81%
3505 Thayer Court	Aurora, IL		1989	Light Industrial	4.60	64,220	100%
3600 Thayer Court	Aurora, IL		1989	Light Industrial	6.80	67,058	100%
736-776 Industrial Drive	Elmhurst, IL		1975	Light Industrial	3.79	80,520	100%
5310-5352 East Avenue	Countryside, IL		1975	Light Industrial	4.77	88,042	100%
12330-12358 South LaTrobe	Alsip, IL		1975	Light Industrial	3.71	85,390	92%
480 East 14th St.	Chicago Heights, IL		1958	Bulk Warehouse	11.66	285,000	100%
305-311 Era Drive	Northbrook, IL		1978	Light Industrial	1.82	27,549	100%
700-714 Landwehr Road	Northbrook, IL		1978	Light Industrial	1.99	41,835	91%
4330 South Racine Avenue	Chicago, IL		1978	Manufacturing	5.57	168,000	100%
13040 S. Crawford Avenue	Alsip, IL		1976	Bulk Warehouse	15.12	400,076	100%
12241 Melrose Street	Franklin Park, IL		1969	Light Industrial	2.47	77,031	100%
3150-3160 MacArthur Blvd.	Northbrook, IL	(a)	1978	Light Industrial	2.14	41,820	100%
2101-2125 Gardner Road	Broadview, IL	(a)	1950/69	Manufacturing	9.98	323,425	100%
365 North Avenue	Carol Stream, IL	(a)	1969	Bulk Warehouse	28.65	225,000	100%
2942 MacArthur Boulevard	Northbrook, IL	(a)	1979	R&D/Flex	3.12	49,730	100%
7200 S. Leamington	Bedford Park, IL		1950	Bulk Warehouse	12.24	310,752	100%
12301-12325 S. Laramie Avenue	Alsip, IL		1975	Bulk Warehouse	8.83	204,586	100%
6300 West Howard Street	Niles, IL		1956/64	Manufacturing	19.50	364,000	100%
301 Hintz	Wheeling, IL		1960	Manufacturing	2.51	43,636	100%
301 Alice	Wheeling, IL		1965	Light Industrial	2.88	65,450	100%
410 West 169th Street	South Holland, IL		1974	Bulk Warehouse	6.40	151,436	100%
1001 Commerce Court	Buffalo Grove, IL		1989	Light Industrial	5.37	84,956	100%
11939 South Central Avenue	Alsip, IL		1972	Bulk Warehouse	12.60	320,171	99%
405 East Shawmut	LaGrange, IL		1965	Light Industrial	3.39	59,075	100%
2201 Lunt	Elk Grove Village, IL		1963	Bulk Warehouse	7.98	212,040	85%
1010-50 Sesame Street	Bensenville, IL	(f)	1976	Manufacturing	8.00	252,000	100%
5555 West 70th Place	Bedford Park, IL		1973	Manufacturing	2.50	41,531	100%
3200-3250 South St. Louis (n)	Chicago, IL		1968	Light Industrial	8.66	74,685	100%
3110-3130 South St. Louis	Chicago, IL		1968	Light Industrial	4.00	23,254	100%
7301 South Hamlin	Chicago, IL		1975/86	Light Industrial	1.49	56,017	100%
7401 South Pulaski	Chicago, IL		1975/86	Bulk Warehouse	5.36	213,670	99%
3900 West 74th Street	Chicago, IL		1975/86	Reg. Warehouse	2.13	66,000	100%
7501 South Pulaski	Chicago, IL		1975/86	Bulk Warehouse	3.88	145,714	0%
396 Fenton Lane	West Chicago, IL		1987	R&D/Flex	2.74	36,480	100%
400 Wegner Drive	West Chicago, IL		1988	Light Industrial	1.33	22,480	100%
450 Fenton Lane	West Chicago, IL		1990	R&D/Flex	2.74	35,880	61%
1275 Roosevelt Road	West Chicago, IL		1986	R&D/Flex	5.50	54,660	85%
385 Fenton Lane	West Chicago, IL		1990	Bulk Warehouse	6.79	182,000	100%
505 Wegner Drive	West Chicago, IL		1988	Reg. Warehouse	1.92	21,548	0%
335 Crossroad Parkway	Bolingbrook, IL		1996	Bulk Warehouse	12.86	288,000	100%
10435 Seymour Avenue	Franklin Park, IL		1967	Light Industrial	1.85	53,500	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
CHICAGO (CONT.)							
905 Paramount	Batavia, IL		1977	Light Industrial	2.60	60,000	33%
1005 Paramount	Batavia, IL		1978	Light Industrial	2.50	64,787	100%
34-45 Lake Street	Northlake, IL		1978	Bulk Warehouse	5.71	124,804	100%
2120-24 Roberts	Broadview, IL		1960	Light Industrial	2.30	60,008	73%
4309 South Morgan Street	Chicago, IL		1975	Manufacturing	6.91	200,000	100%
405-17 University Drive	Arlington Hgts, IL		1977	Light Industrial	2.42	56,400	100%
				SUBTOTAL OR AVERAGE		7,080,004	95%
CINCINNATI							
9900-9970 Princeton	Cincinnati, OH	(c)	1970	Bulk Warehouse	10.64	185,580	98%
2940 Highland Avenue	Cincinnati, OH	(c)	1969/74	Bulk Warehouse	17.08	502,000	100%
4700-4750 Creek Road	Blue Ash, OH	(c)	1960	Light Industrial	15.32	265,000	96%
4860 Duff Drive	Cincinnati, OH		1979	Light Industrial	1.02	15,986	100%
4866 Duff Drive	Cincinnati, OH		1979	Light Industrial	1.02	16,000	100%
4884 Duff Drive	Cincinnati, OH		1979	Light Industrial	1.59	25,000	70%
4890 Duff Drive	Cincinnati, OH		1979	Light Industrial	1.59	25,018	100%
9636-9643 Interoccean Drive	Cincinnati, OH		1983	Light Industrial	4.13	29,371	100%
7600 Empire Drive	Florence, KY		1964	Manufacturing	38.73	570,000	100%
12072 Best Place	Springboro, OH		1984	Bulk Warehouse	7.80	112,500	86%
901 Pleasant Valley Drive	Springboro, OH		1984	Light Industrial	7.70	69,220	100%
				SUBTOTAL OR AVERAGE		1,815,675	98%
CLEVELAND							
6675 Parkland Boulevard	Salon, OH		1991	R&D/Flex	10.41	102,500	100%
21510-21600 Alexander Rd. (o)	Oakwood, OH		1985	Light Industrial	5.70	106,721	98%
5405 & 5505 Valley Belt Rd. (n)	Independence, OH		1983	Light Industrial	6.23	62,395	100%
10145 Philipp Parkway	Streetsboro, OH		1994	Reg. Warehouse	4.00	51,525	100%
4410 HAMANN	WILLOUGHBY, OH		1975	LIGHT INDUSTRIAL	1.40	32,000	100%
				SUBTOTAL OR AVERAGE		355,141	99%
COLUMBUS							
6911 Americana Parkway	Columbus, OH		1980	Light Industrial	4.05	56,849	78%
3800 Lockbourne Industrial Pky	Columbus, OH		1986	Bulk Warehouse	43.60	404,734	100%
3880 Groveport Road	Obetz, OH		1986	Bulk Warehouse	22.13	705,600	100%
1819 North Walcutt Road	Columbus, OH		1973	Bulk Warehouse	11.33	243,000	88%
4300 Cemetery Road	Hilliard, OH		1968	Manufacturing	62.71	255,470	100%
4115 Leap Road (n)	Hilliard, OH		1977	R&D/Flex	18.66	217,612	100%
3300 Lockbourne	Columbus, OH		1964	Bulk Warehouse	17.00	300,200	100%
				SUBTOTAL OR AVERAGE		2,183,465	98%
DALLAS							
1275-1281 Roundtable Drive	Dallas, TX		1966	Light Industrial	1.75	30,642	100%
2406-2416 Walnut Ridge	Dallas, TX		1978	Light Industrial	1.76	44,000	100%
12750 Perimeter Drive	Dallas, TX		1979	Bulk Warehouse	6.72	178,200	100%
1324-1343 Roundtable Drive	Dallas, TX		1972	Light Industrial	2.09	47,000	100%
1405-1409 Avenue II East	Grand Prairie, TX		1969	Light Industrial	1.79	36,000	100%
2651-2677 Manana	Dallas, TX		1966	Light Industrial	2.55	82,229	100%
2401-2419 Walnut Ridge	Dallas, TX		1978	Light Industrial	1.20	30,000	100%
4248-4252 Simonton	Farmers Ranch, TX		1973	Bulk Warehouse	8.18	205,693	100%
900-906 Great Southwest Pkwy	Arlington, TX		1972	Light Industrial	3.20	69,761	100%
2179 Shiloh Road	Garland, TX		1982	Reg. Warehouse	3.63	65,700	100%
2159 Shiloh Road	Garland, TX		1982	R&D/Flex	1.15	20,800	100%
2701 Shiloh Road	Garland, TX		1981	Bulk Warehouse	8.20	214,650	100%
12784 Perimeter Drive (o)	Dallas, TX		1981	Light Industrial	4.57	95,671	100%
3000 West Commerce	Dallas, TX		1980	Manufacturing	11.23	128,478	100%
3030 Hansboro	Dallas, TX		1971	Bulk Warehouse	3.71	100,000	100%
5222 Cockrell Hill	Dallas, TX		1973	Manufacturing	4.79	96,506	100%
405-407 113th	Arlington, TX		1969	Light Industrial	2.75	60,000	100%
816 111th Street	Arlington, TX		1972	Light Industrial	2.89	65,000	0%
1017-25 Jacksboro Highway	Fort Worth, TX		1970	Light Industrial	1.49	30,000	100%
7341 Dogwood Park	Richland Hills, TX		1973	Light Industrial	1.09	20,000	100%
7427 Dogwood Park	Richland Hills, TX		1973	Light Industrial	1.60	27,500	100%
7348-54 Tower Street	Richland Hills, TX		1978	Light Industrial	1.09	20,000	100%
7370 Dogwood Park	Richland Hills, TX (m)		1987	Light Industrial	1.18	18,500	100%
7339-41 Tower Street	Richland Hills, TX		1980	Light Industrial	0.95	17,600	100%
7437-45 Tower Street	Richland Hills, TX		1977	Light Industrial	1.16	20,000	100%
7331-59 Airport Freeway	Richland Hills, TX		1987	R&D/Flex	2.63	37,800	100%
7338-60 Dogwood Park	Richland Hills, TX		1978	R&D/Flex	1.51	26,208	92%
7450-70 Dogwood Park	Richland Hills, TX (m)		1985	Light Industrial	0.88	18,000	100%
7423-49 Airport Freeway	Richland Hills, TX (m)		1985	R&D/Flex	2.39	33,810	100%
7400 Whitehall Street	Richland Hills, TX		1994	Light Industrial	1.07	21,750	100%
				SUBTOTAL OR AVERAGE		1,861,498	96%
DAYTON							
6094-6104 Executive Boulevard	Huber Heights, OH		1975	Light Industrial	3.33	43,200	100%

6202-6220 Executive Boulevard	Huber Heights, OH	1996	Light Industrial	3.79	64,000	100%
6268-6294 Executive Boulevard	Huber Heights, OH	1989	Light Industrial	4.03	60,800	79%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
DAYTON (CONT.)							
5749-5753 Executive Boulevard	Huber Heights, OH		1975	Light Industrial	1.15	12,000	100%
6230-6266 Executive Boulevard	Huber Heights, OH		1979	Light Industrial	5.30	84,000	100%
2200-2224 Sandridge Road	Moraine, OH		1983	Light Industrial	2.96	58,746	100%
8119-8137 Uehling Lane	Dayton, OH		1978	R&D/Flex	1.15	20,000	100%
				SUBTOTAL OR AVERAGE		342,746	96%
DENVER							
7100 North Broadway - Bldg. 1	Denver, CO		1978	Light Industrial	16.80	32,269	94%
7100 North Broadway - Bldg. 2	Denver, CO		1978	Light Industrial	16.90	32,500	77%
7100 North Broadway - Bldg. 3	Denver, CO		1978	Light Industrial	11.60	22,259	100%
7100 North Broadway - Bldg. 5	Denver, CO		1978	Light Industrial	15.00	28,789	97%
7100 North Broadway - Bldg. 6	Denver, CO		1978	Light Industrial	22.50	38,255	95%
10691 East Bethany Drive	Aurora, CO		1979	Light Industrial	1.84	25,026	100%
20100 East 32nd Avenue Parkway	Aurora, CO		1997	R&D/Flex	4.10	51,300	99%
15700 - 15820 West 6th Avenue	Golden, CO		1978	Light Industrial	1.92	52,758	89%
12850-15884 West 6th Avenue	Golden, CO		1978	Light Industrial	1.92	31,856	100%
5454 Washington	Denver, CO		1985	Light Industrial	4.00	34,740	88%
5801 West 6th Avenue	Lakewood, CO		1980	Light Industrial	1.03	15,500	70%
5805 West 6th Avenue	Lakewood, CO		1980	Light Industrial	1.03	20,358	23%
5815 West 6th Avenue	Lakewood, CO		1980	Light Industrial	1.03	20,765	100%
5825 West 6th Avenue	Lakewood, CO		1980	R&D/Flex	1.03	20,748	100%
5835 West 6th Avenue	Lakewood, CO		1980	Light Industrial	1.03	20,490	100%
525 East 70th Street	Denver, CO		1985	Light Industrial	5.18	12,000	100%
565 East 70th Street	Denver, CO		1985	Light Industrial	5.18	29,990	100%
605 East 70th Street	Denver, CO		1985	Light Industrial	5.18	34,000	88%
625 East 70th Street	Denver, CO		1985	Light Industrial	5.18	24,000	100%
665 East 70th Street	Denver, CO		1985	Light Industrial	5.18	24,000	83%
700 West 48th Street	Denver, CO		1984	Light Industrial	5.40	53,431	100%
702 West 48th Street	Denver, CO		1984	Light Industrial	5.40	23,820	100%
800 East 73rd	Denver, CO		1984	R&D/Flex	4.50	49,360	100%
850 East 73rd	Denver, CO		1984	R&D/Flex	4.50	38,962	100%
6425 North Washington	Denver, CO		1983	R&D/Flex	4.05	82,120	100%
3370 North Peoria Street	Aurora, CO		1978	R&D/Flex	1.64	25,520	50%
3390 North Peoria Street	Aurora, CO		1978	R&D/Flex	1.46	22,699	100%
3508-3538 North Peoria Street	Aurora, CO		1978	R&D/Flex	2.61	40,653	100%
3568 North Peoria Street	Aurora, CO		1978	R&D/Flex	2.24	34,775	100%
3350 North Peoria Street	Aurora, CO		1978	R&D/Flex	2.16	33,573	96%
4785 Elati	Denver, CO		1972	Light Industrial	3.34	34,777	100%
4770 Fox Street	Denver, CO		1972	Light Industrial	3.38	26,565	100%
1550 West Evans	Denver, CO		1975	Light Industrial	3.92	78,788	100%
12401-41 East 37th Avenue	Denver, CO		1980	R&D/Flex	1.19	26,922	100%
3751 - 71 Revere Street	Denver, CO		1980	Reg. Warehouse	2.41	54,666	100%
3871 Revere Street	Denver, CO		1980	Reg. Warehouse	3.19	75,265	100%
5454 Havana Street	Denver, CO		1980	R&D/Flex	2.68	42,504	100%
5500 Havana Street	Denver, CO		1980	R&D/Flex	2.19	34,776	100%
4570 Ivy Street	Denver, CO		1985	Light Industrial	1.77	31,355	100%
5855 Stapleton Drive North	Denver, CO		1985	Light Industrial	2.33	41,268	91%
5885 Stapleton Drive North	Denver, CO		1985	Light Industrial	3.05	53,893	100%
5200-5280 North Broadway	Denver, CO		1977	Light Industrial	1.54	31,780	100%
5977-5995 North Broadway	Denver, CO		1978	Light Industrial	4.96	50,280	100%
2952-5978 North Broadway	Denver, CO		1978	Light Industrial	7.91	88,977	100%
6400 North Broadway	Denver, CO		1982	Light Industrial	4.51	69,430	100%
875 Parfet Street	Lakewood, CO		1975	Light Industrial	3.06	49,216	100%
4721 Ironton Street	Denver, CO		1969	R&D/Flex	2.84	50,160	100%
833 Parfet Street	Lakewood, CO		1974	R&D/Flex	2.57	24,800	100%
11005 West 8th Avenue	Lakewood, CO		1974	Light Industrial	2.57	25,672	100%
7100 North Broadway - 7	Denver, CO		1985	R&D/Flex	2.30	24,822	97%
7100 North Broadway - 8	Denver, CO		1985	R&D/Flex	2.30	9,107	100%
6804 East 48th Avenue	Denver, CO		1973	R&D/Flex	2.23	46,464	100%
445 Bryant Street	Denver, CO		1960	Light Industrial	6.31	292,471	100%
East 47th Drive -A	Denver, CO		1997	R&D/Flex	3.00	51,200	100%
Centennial Airport Business Pk.	Denver, CO		1997	R&D/Flex	3.20	59,270	100%
9500 W. 49th Street - A	Wheatridge, CO		1997	Light Industrial	1.74	19,217	100%
9500 W. 49th Street - B	Wheatridge, CO		1997	Light Industrial	1.74	16,441	100%
9500 W. 49th Street - C	Wheatridge, CO		1997	R&D/Flex	1.74	29,174	100%
9500 W. 49th Street - D	Wheatridge, CO		1997	Light Industrial	1.74	41,615	100%
8100 South Park Way - A	Littleton, CO		1997	R&D/Flex	3.33	52,581	100%
8100 South Park Way - B	Littleton, CO		1984	R&D/Flex	0.78	12,204	100%
8100 South Park Way - C	Littleton, CO		1984	Light Industrial	4.28	67,520	100%
451-591 East 124th Avenue	Littleton, CO		1979	Light Industrial	4.96	59,711	100%
14100 East Jewell	Aurora, CO		1980	R&D/Flex	3.67	58,553	67%
14190 East Jewell	Aurora, CO		1980	R&D/Flex	1.84	29,442	92%
608 Garrison Street	Lakewood, CO		1984	R&D/Flex	2.17	25,075	85%
610 Garrison Street	Lakewood, CO		1984	R&D/Flex	2.17	24,965	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
DENVER (CONT.)							
1111 West Evans (A&C)	Denver, CO		1986	Light Industrial	2.00	36,894	100%
1111 West Evans (B)	Denver, CO		1986	Light Industrial	0.50	4,725	100%
15000 West 6th Avenue	Golden, CO		1985	R&D/Flex	5.25	69,279	100%
14998 West 6th Avenue E	Golden, CO		1995	R&D/Flex	2.29	42,832	100%
14998 West 6th Avenue F	Englewood, CO		1995	R&D/Flex	2.29	20,424	100%
12503 East Euclid Drive	Denver, CO		1986	R&D/Flex	10.90	97,871	100%
6547 South Racine Circle	Englewood, CO		1996	Light Industrial	3.92	60,112	85%
7800 East Iliff Avenue	Denver, CO		1983	R&D/Flex	3.06	22,296	100%
2369 South Trenton Way	Denver, CO		1983	R&D/Flex	4.80	33,267	62%
2370 South Trenton Way	Denver, CO		1983	R&D/Flex	3.27	22,735	100%
2422 South Trenton Way	Denver, CO		1983	R&D/Flex	3.94	27,413	100%
2452 South Trenton Way	Denver, CO		1983	R&D/Flex	6.78	47,931	100%
651 Topeka Way	Denver, CO		1985	R&D/Flex	4.53	24,000	100%
680 Atchinson Way	Denver, CO		1985	R&D/Flex	4.53	24,000	100%
8122 South Park Lane - A	Littleton, CO		1986	R&D/Flex	5.09	43,987	100%
8122 South Park Lane - B	Littleton, CO		1986	Light Industrial	2.28	20,389	100%
1600 South Abilene	Aurora, CO		1986	R&D/Flex	3.53	47,930	100%
1620 South Abilene	Aurora, CO		1986	Light Industrial	2.04	27,666	100%
1640 South Abilene	Aurora, CO		1986	Light Industrial	2.80	37,948	100%
13900 East Florida Avenue	Aurora, CO		1986	R&D/Flex	1.44	19,493	100%
4301 South Federal Boulevard	Englewood, CO		1997	Reg. Warehouse	2.80	35,381	100%
14401-14492 East 33rd Place	Aurora, CO		1979	Bulk Warehouse	4.75	100,100	100%
11701 East 53rd Avenue	Denver, CO		1985	Reg. Warehouse	4.19	81,981	100%
5401 Oswego Street	Denver, CO		1985	Reg. Warehouse	2.80	53,838	100%
3811 Joliet	Denver, CO		1977	R&D/Flex	14.24	124,290	100%
2630 West 2nd Avenue	Denver, CO		1970	Light Industrial	0.50	8,260	100%
2650 West 2nd Avenue	Denver, CO		1970	Light Industrial	2.80	36,081	83%
14818 West 6th Avenue Bldg. A	Golden, CO		1985	R&D/Flex	2.54	39,776	100%
14828 West 6th Avenue Bldg. B	Golden, CO		1985	R&D/Flex	2.54	41,805	100%
12055 E. 49th Ave/4955 Peoria	Denver, CO		1984	R&D/Flex	3.09	49,575	100%
4940-4950 Paris	Denver, CO		1984	R&D/Flex	1.58	25,290	100%
4970 Paris	Denver, CO		1984	R&D/Flex	0.98	15,767	100%
5010 Paris	Denver, CO		1984	R&D/Flex	0.92	14,822	100%
7367 South Revere Parkway	Englewood, CO		1997	Bulk Warehouse	8.50	102,839	100%
				SUBTOTAL OR AVERAGE		4,248,439	97%
DES MOINES							
1500 East Washington Avenue	Des Moines, IA		1987	Bulk Warehouse	13.25	192,466	100%
1600 East Washington Avenue	Des Moines, IA		1987	Bulk Warehouse	6.78	81,866	100%
4121 McDonald Avenue	Des Moines, IA		1977	Bulk Warehouse	11.02	177,431	100%
4141 McDonald Avenue	Des Moines, IA		1976	Bulk Warehouse	11.03	263,196	100%
4161 McDonald Avenue	Des Moines, IA		1979	Bulk Warehouse	11.02	164,084	100%
5701 NE 17th Street	Des Moines, IA		1968	Light Industrial	2.30	54,000	100%
3100 Justin	Des Moines, IA		1970	Light Industrial	2.16	30,000	100%
3101 104th St.	Des Moines, IA		1970	Light Industrial	2.16	30,072	81%
3051 104th St.	Des Moines, IA		1993	Light Industrial	1.08	15,000	100%
2250 Delaware Ave.	Des Moines, IA		1975	Reg. Warehouse	4.20	88,000	100%
				SUBTOTAL OR AVERAGE		1,096,115	99%
DETROIT							
2654 Elliott	Troy, MI	(b)	1986	R&D/Flex	0.75	9,700	100%
1731 Thorncroft	Troy, MI	(b)	1969	Light Industrial	2.26	38,000	100%
1653 E. Maple	Troy, MI	(b)	1990	R&D/Flex	1.38	23,392	100%
47461 Clipper	Plymouth, MI	(b)	1992	Light Industrial	1.10	11,600	100%
47522 Galleon	Plymouth, MI	(b)	1990	Light Industrial	0.90	13,507	100%
4150 Varsity Drive	Ann Arbor, MI	(b)	1986	Light Industrial	4.32	26,400	100%
1330 Crooks Road	Clawson, MI	(b)	1960	Light Industrial	5.55	42,360	100%
12000 Merriman Road	Livonia, MI		1975	Bulk Warehouse	9.28	180,000	67%
238 Executive Drive	Troy, MI		1973	Light Industrial	1.32	13,740	100%
256 Executive Drive	Troy, MI		1974	Light Industrial	1.12	11,273	100%
301 Executive Drive	Troy, MI		1974	Light Industrial	1.27	20,411	100%
449 Executive Drive	Troy, MI		1975	Reg. Warehouse	2.12	33,001	100%
501 Executive Drive	Troy, MI		1984	Light Industrial	1.57	18,061	100%
645 Executive Drive	Troy, MI		1972	Light Industrial	2.27	32,470	100%
451 Robbins Drive	Troy, MI		1975	Light Industrial	1.88	28,401	100%
700 Stephenson Highway	Troy, MI		1978	R&D/Flex	3.13	29,344	100%
800 Stephenson Highway	Troy, MI		1979	R&D/Flex	4.39	48,200	100%
1150 Stephenson Highway	Troy, MI		1982	R&D/Flex	1.70	18,107	100%
1200 Stephenson Highway	Troy, MI		1980	R&D/Flex	2.65	25,025	100%
1035 Crooks Road	Troy, MI		1980	Light Industrial	1.74	23,320	100%
1095 Crooks Road	Troy, MI		1986	R&D/Flex	2.83	35,042	100%
1416 Meijer Drive	Troy, MI		1980	Light Industrial	1.20	17,944	100%
1624 Meijer Drive	Troy, MI		1984	Light Industrial	3.42	44,040	100%
1972 Meijer Drive	Troy, MI		1985	Reg. Warehouse	2.36	37,075	100%
2112 Meijer Drive	Troy, MI		1980	Reg. Warehouse	4.12	34,558	100%

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DETROIT (CONT.)							
1621 Northwood Drive	Troy, MI		1977	Bulk Warehouse	1.54	24,900	100%
1707 Northwood Drive	Troy, MI		1983	Light Industrial	1.69	28,750	100%
1749 Northwood Drive	Troy, MI		1977	Bulk Warehouse	1.69	26,125	100%
1788 Northwood Drive	Troy, MI		1977	Light Industrial	1.55	12,480	100%
1821 Northwood Drive	Troy, MI		1977	Reg. Warehouse	2.07	35,050	100%
1826 Northwood Drive	Troy, MI		1977	Light Industrial	1.22	12,480	100%
1864 Northwood Drive	Troy, MI		1977	Light Industrial	1.55	12,480	100%
1902 Northwood Drive	Troy, MI		1977	R&D/Flex	3.65	62,925	0%
1921 Northwood Drive	Troy, MI		1977	Light Industrial	2.33	42,000	100%
2230 Elliott Avenue	Troy, MI		1974	Light Industrial	0.90	12,612	100%
2237 Elliott Avenue	Troy, MI		1974	Light Industrial	0.96	12,612	100%
2277 Elliott Avenue	Troy, MI		1975	Light Industrial	0.96	12,612	100%
2291 Elliott Avenue	Troy, MI		1974	Light Industrial	1.06	12,200	100%
2451 Elliott Avenue	Troy, MI		1974	Light Industrial	1.68	24,331	100%
2730 Research Drive	Rochester Hills, MI		1988	Reg. Warehouse	3.52	57,850	100%
2791 Research Drive	Rochester Hills, MI		1991	Reg. Warehouse	4.48	64,199	100%
2871 Research Drive	Rochester Hills, MI		1991	Reg. Warehouse	3.55	49,543	100%
2911 Research Drive	Rochester Hills, MI		1992	Reg. Warehouse	5.72	80,078	100%
3011 Research Drive	Rochester Hills, MI		1988	Reg. Warehouse	2.55	32,637	100%
2870 Technology Drive	Rochester Hills, MI		1988	Light Industrial	2.41	24,445	100%
2890 Technology Drive	Rochester Hills, MI		1991	Light Industrial	1.76	24,410	100%
2900 Technology Drive	Rochester Hills, MI		1992	Reg. Warehouse	2.15	31,047	100%
2920 Technology Drive	Rochester Hills, MI		1992	Light Industrial	1.48	19,011	100%
2930 Technology Drive	Rochester Hills, MI		1991	Light Industrial	1.41	17,994	100%
2950 Technology Drive	Rochester Hills, MI		1991	Light Industrial	1.48	19,996	100%
2960 Technology Drive	Rochester Hills, MI		1992	Reg. Warehouse	3.83	41,565	100%
23014 Commerce Drive	Farmington Hills, MI		1983	R&D/Flex	0.65	7,200	100%
23028 Commerce Drive	Farmington Hills, MI		1983	Light Industrial	1.26	20,265	100%
23035 Commerce Drive	Farmington Hills, MI		1983	Light Industrial	1.23	15,200	100%
23042 Commerce Drive	Farmington Hills, MI		1983	R&D/Flex	0.75	8,790	100%
23065 Commerce Drive	Farmington Hills, MI		1983	Light Industrial	0.91	12,705	0%
23070 Commerce Drive	Farmington Hills, MI		1983	R&D/Flex	1.43	16,765	100%
23079 Commerce Drive	Farmington Hills, MI		1983	Light Industrial	0.85	10,830	100%
23093 Commerce Drive	Farmington Hills, MI		1983	Reg. Warehouse	3.87	49,040	100%
23135 Commerce Drive	Farmington Hills, MI		1986	Light Industrial	2.02	23,969	100%
23149 Commerce Drive	Farmington Hills, MI		1985	Reg. Warehouse	6.32	47,700	100%
23163 Commerce Drive	Farmington Hills, MI		1986	Light Industrial	1.51	19,020	100%
23177 Commerce Drive	Farmington Hills, MI		1986	Light Industrial	2.29	32,127	100%
23206 Commerce Drive	Farmington Hills, MI		1985	Light Industrial	1.30	19,822	100%
23290 Commerce Drive	Farmington Hills, MI		1980	Reg. Warehouse	2.56	42,930	100%
23370 Commerce Drive	Farmington Hills, MI		1980	Light Industrial	0.67	8,741	100%
24492 Indoplex Circle	Farmington Hills, MI		1976	Light Industrial	1.63	24,000	100%
24528 Indoplex Circle	Farmington Hills, MI		1976	Light Industrial	2.26	34,650	100%
31800 Plymouth Road - Bldg. 1	Livonia, MI		1968/89	Bulk Warehouse	42.71	705,829	99%
31800 Plymouth Road - Bldg. 2	Livonia, MI		1968/89	Bulk Warehouse	11.81	184,614	100%
31800 Plymouth Road - Bldg. 3	Livonia, MI		1968/89	Bulk Warehouse	6.13	98,024	96%
31800 Plymouth Road - Bldg. 6	Livonia, MI		1968/89	Bulk Warehouse	9.06	183,959	100%
31800 Plymouth Road - Bldg. 7	Livonia, MI		1968/89	Light Industrial	1.64	26,836	100%
21477 Bridge Street	Southfield, MI		1986	Light Industrial	3.10	41,500	86%
2965 Technology Drive	Rochester Hills, MI	(a)	1995	Reg. Warehouse	4.92	66,395	100%
1451 Lincoln Avenue	Madison Heights, MI	(a)	1967	Light Industrial	3.92	75,000	100%
4400 Purks Drive	Auburn Hills, MI	(a)	1987	Light Industrial	13.04	157,100	100%
4177A Varsity Drive	Ann Arbor, MI	(a)	1993	Light Industrial	2.48	11,050	100%
6515 Cobb Drive	Sterling Heights, MI	(a)	1984	Light Industrial	2.91	47,597	100%
32450 N. Avis Drive	Madison Heights, MI		1974	Light Industrial	3.23	55,820	0%
32200 N. Avis Drive	Madison Heights, MI		1973	Light Industrial	6.15	88,700	100%
11813 Hubbard	Livonia, MI		1979	Light Industrial	1.95	33,300	100%
11866 Hubbard	Livonia, MI		1979	Light Industrial	2.32	41,380	100%
12050-12300 Hubbard (n)	Livonia, MI		1981	Light Industrial	6.10	85,086	89%
38200 Plymouth	Livonia, MI		1997	Bulk Warehouse	11.43	140,365	100%
38220 Plymouth	Livonia, MI		1988	Bulk Warehouse	13.14	145,232	100%
38300 Plymouth	Livonia, MI		1997	Bulk Warehouse	6.95	127,800	100%
12707 Eckles Road	Plymouth, MI		1990	Light Industrial	2.62	42,300	100%
9300-9328 Harrison Rd.	Romulus, MI		1978	Light Industrial	2.53	29,286	100%
9330-9358 Harrison Rd.	Romulus, MI		1978	Light Industrial	2.53	29,280	63%
28420-28448 Highland Rd	Romulus, MI		1979	Light Industrial	2.53	29,280	100%
28450-28478 Highland Rd	Romulus, MI		1979	Light Industrial	2.53	29,340	88%
28421-28449 Highland Rd	Romulus, MI		1980	Light Industrial	2.53	29,285	100%
28451-28479 Highland Rd	Romulus, MI		1980	Light Industrial	2.53	29,280	75%
28825-28909 Highland Rd	Romulus, MI		1981	Light Industrial	2.53	29,284	100%
28933-29017 Highland Rd	Romulus, MI		1982	Light Industrial	2.53	29,280	50%
28824-28908 Highland Rd	Romulus, MI		1982	Light Industrial	2.53	29,280	100%
28932-29016 Highland Rd	Romulus, MI		1982	Light Industrial	2.53	29,280	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
DETROIT (CONT.)							
9710-9734 Harrison Road	Romulus, MI		1987	Light Industrial	2.22	25,925	100%
9740-9772 Harrison Road	Romulus, MI		1987	Light Industrial	2.53	29,548	100%
9840-9868 Harrison Road	Romulus, MI		1987	Light Industrial	2.53	29,280	100%
9800-9824 Harrison Road	Romulus, MI		1987	Light Industrial	2.22	25,620	100%
29265-29285 Airport Drive	Romulus, MI		1983	Light Industrial	2.05	23,707	100%
29185-29225 Airport Drive	Romulus, MI		1983	Light Industrial	3.17	36,658	100%
29149-29165 Airport Drive	Romulus, MI		1984	Light Industrial	2.89	33,440	100%
29101-29115 Airport Drive	Romulus, MI		1985	R&D/Flex	2.53	29,287	100%
29031-29045 Airport Drive	Romulus, MI		1985	Light Industrial	2.53	29,280	100%
29050-29062 Airport Drive	Romulus, MI		1986	Light Industrial	2.22	25,620	100%
29120-29134 Airport Drive	Romulus, MI		1986	Light Industrial	2.53	29,282	100%
29200-29214 Airport Drive	Romulus, MI		1985	Light Industrial	2.53	29,282	100%
9301-9339 Middlebelt Road	Romulus, MI		1983	R&D/Flex	1.29	15,170	100%
21405 Trolley Industrial Road	Taylor, MI		1971	Bulk Warehouse	11.25	180,986	98%
26980 Trolley Industrial Drive	Taylor, MI		1997	Bulk Warehouse	5.43	102,400	100%
12050-12200 Farmington Road	Livonia, MI		1973	Light Industrial	1.34	25,470	82%
33200 Capitol Avenue	Livonia, MI		1977	Light Industrial	2.16	40,000	100%
32975 Capitol Avenue	Livonia, MI		1978	R&D/Flex	0.99	18,465	100%
2725 S. Industrial Highway	Ann Arbor, MI		1997	Light Industrial	2.63	37,875	100%
32920 Capitol Avenue	Livonia, MI		1973	Reg. Warehouse	0.47	8,000	100%
32940 Capitol Avenue	Livonia, MI		1971	Light Industrial	0.45	8,480	100%
11862 Brookfield Avenue	Livonia, MI		1972	Light Industrial	0.92	14,600	100%
11923 Brookfield Avenue	Livonia, MI		1973	Light Industrial	0.76	14,600	100%
11965 Brookfield Avenue	Livonia, MI		1973	Light Industrial	0.88	14,600	100%
34005 Schoolcraft Road	Livonia, MI		1981	Light Industrial	1.70	26,100	100%
13405 Stark Road	Livonia, MI		1980	Light Industrial	0.65	9,750	100%
1170 Chicago Road	Troy, MI		1983	Light Industrial	1.73	21,500	100%
1200 Chicago Road	Troy, MI		1984	Light Industrial	1.73	26,210	100%
450 Robbins Drive	Troy, MI		1976	Light Industrial	1.38	19,050	100%
556 Robbins Drive	Troy, MI		1974	Light Industrial	0.63	8,760	100%
1230 Chicago Road	Troy, MI		1996	Reg. Warehouse	2.10	30,120	100%
12886 Westmore Avenue	Livonia, MI		1981	Light Industrial	1.01	18,000	0%
12898 Westmore Avenue	Livonia, MI		1981	Light Industrial	1.01	18,000	0%
33025 Industrial Road	Livonia, MI		1980	Light Industrial	1.02	6,250	100%
2002 Stephenson Highway	Troy, MI		1986	R&D/Flex	1.42	21,850	100%
47711 Clipper Street	Plymouth Twsp, MI		1996	Reg. Warehouse	2.27	36,926	100%
32975 Industrial Road	Livonia, MI		1984	Light Industrial	1.19	21,000	100%
32985 Industrial Road	Livonia, MI		1985	Light Industrial	0.85	12,040	100%
32995 Industrial Road	Livonia, MI		1983	Light Industrial	1.11	14,280	100%
12874 Westmore Avenue	Livonia, MI		1984	Light Industrial	1.01	16,000	100%
33067 Industrial Road	Livonia, MI		1984	Light Industrial	1.11	18,640	100%
1775 Bellingham	Troy, MI		1987	R&D/Flex	1.88	28,900	0%
1785 East Maple	Troy, MI		1985	Light Industrial	0.80	10,200	100%
1807 East Maple	Troy, MI		1984	R&D/Flex	2.15	28,100	100%
9800 Chicago Road	Troy, MI		1985	Light Industrial	1.09	14,280	100%
1840 Enterprise Drive	Rochester Hills, MI		1990	R&D/Flex	2.42	33,240	100%
1885 Enterprise Drive	Rochester Hills, MI		1990	Light Industrial	1.47	19,604	100%
1935-55 Enterprise Drive	Rochester Hills, MI		1990	R&D/Flex	4.54	53,324	100%
5500 Enterprise Court	Warren, MI		1989	R&D/Flex	3.93	53,900	100%
5800 Enterprise Court	Warren, MI		1987	Manufacturing	1.48	17,240	100%
750 Chicago Road	Troy, MI		1986	Light Industrial	1.54	26,709	100%
800 Chicago Road	Troy, MI		1985	Light Industrial	1.48	24,340	100%
850 Chicago Road	Troy, MI		1984	Light Industrial	0.97	16,049	100%
2805 S. Industrial Highway	Ann Arbor, MI		1990	R&D/Flex	1.70	24,458	100%
6833 Center Drive	Sterling Heights, MI		1998	Reg. Warehouse	4.42	66,132	100%
22731 Newman Street	Dearborn, MI		1985	R&D/Flex	2.31	48,000	100%
32201 North Avis Drive	Madison Heights, MI		1974	R&D/Flex	4.19	50,000	100%
1100 East Mandoline Road	Madison Heights, MI		1967	Bulk Warehouse	8.19	117,903	100%
30081 Stephenson Highway	Madison Heights, MI		1967	Light Industrial	2.50	50,750	100%
1120 John A. Papalas Drive (o)	Lincoln Park, MI		1985	Light Industrial	10.30	120,410	100%
36555 Ecorse	Romulus, MI		1998	Bulk Warehouse	18.00	268,800	100%
6340 Middlebelt	Romulus, MI		1998	Light Industrial	11.03	77,508	100%
SUBTOTAL OR AVERAGE						6,955,717	95%
GRAND RAPIDS							
3232 Kraft Avenue	Grand Rapids, MI	(b)	1988	Bulk Warehouse	13.15	216,000	100%
8181 Logistics Drive	Grand Rapids, MI	(b)	1990	Bulk Warehouse	10.00	222,000	100%
5062 Kendrick Court	Grand Rapids, MI	(b)	1987	Manufacturing	2.06	31,750	100%
2 84th Street	Byron Center, MI		1986	Light Industrial	3.01	30,000	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
GRAND RAPIDS (CONT.)							
100 84th Street	Byron Center, MI		1979	Light Industrial	4.20	81,000	100%
511 76th Street	Grand Rapids, MI		1986	Bulk Warehouse	14.44	202,500	100%
553 76th Street	Grand Rapids, MI		1985	R&D/Flex	1.16	10,000	100%
555 76th Street	Grand Rapids, MI		1987	Bulk Warehouse	12.50	200,000	100%
2925 Remico Avenue	Grandville, MI		1988	Light Industrial	3.40	66,505	100%
2935 Walkent Court	Grand Rapids, MI		1991	Light Industrial	6.13	64,961	100%
3300 Kraft Avenue	Grand Rapids, MI		1987	Bulk Warehouse	11.57	200,000	100%
3366 Kraft Avenue	Grand Rapids, MI		1987	Bulk Warehouse	12.35	200,000	100%
4939 Starr Avenue	Grand Rapids, MI		1985	Light Industrial	3.87	30,000	100%
5001 Kendrick Court	Grand Rapids, MI		1983	Light Industrial	4.00	61,500	51%
5050 Kendrick Court	Grand Rapids, MI		1988	Manufacturing	26.94	413,500	100%
5015 52nd Street	Grand Rapids, MI		1987	Light Industrial	4.11	61,250	100%
5025 28th Street	Grand Rapids, MI		1967	Light Industrial	3.97	14,400	100%
5079 33rd Street	Grand Rapids, MI		1990	Bulk Warehouse	6.74	109,875	100%
5333 33rd Street	Grand Rapids, MI		1991	Bulk Warehouse	8.09	101,250	100%
5130 Patterson Ave	Grand Rapids, MI		1987	Light Industrial	6.57	30,000	100%
425 Gordon Industrial Court	Grand Rapids, MI	(a)	1990	Bulk Warehouse	8.77	173,875	100%
2851 Prairie Street	Grandville, MI	(a)	1989	Bulk Warehouse	5.45	117,251	100%
2945 Walkent Court	Grand Rapids, MI	(a)	1993	Bulk Warehouse	4.45	93,374	100%
537 76th Street	Grand Rapids, MI	(a)	1987	Light Industrial	5.26	80,000	100%
3395 Kraft Avenue	Grand Rapids, MI		1985	Light Industrial	3.70	42,600	100%
3427 Kraft Avenue	Grand Rapids, MI		1985	Light Industrial	2.40	32,600	100%
4412 Coloma Road	Coloma, MI		1967	Bulk Warehouse	41.50	423,230	100%
				SUBTOTAL OR AVERAGE		3,309,421	99%
HARTFORD							
20 Utopia Road	Manchester, CT		1989	Light Industrial	3.96	36,000	100%
50 Utopia Road	Manchester, CT		1987	Light Industrial	3.97	60,000	100%
171 Utopia Road	Manchester, CT		1987	Light Industrial	3.93	50,000	100%
135 Sheldon road	Manchester, CT		1987	Light Industrial	6.17	60,000	100%
169 Progress Road	Manchester, CT		1987	Manufacturing	11.25	84,000	100%
227 Progress Drive	Manchester, CT		1986	Light Industrial	2.51	19,800	100%
249 Progress Drive	Manchester, CT		1985	Light Industrial	3.73	30,000	100%
428 Hayden Station Road	Windsor, CT		1988	Light Industrial	5.47	36,000	100%
430 Hayden Station Road	Windsor, CT		1987	Light Industrial	4.34	48,000	100%
436 Hayden Station Road	Windsor, CT		1988	Light Industrial	10.96	60,000	100%
460 Hayden Station Road	Windsor, CT		1985	Light Industrial	4.71	42,000	79%
345 MacCausland Court	Cheshire, CT		1998	Bulk Warehouse	13.14	143,391	80%
				SUBTOTAL OR AVERAGE		669,191	94%
HOUSTON							
2102-2314 Edwards Street	Houston, TX		1961	Bulk Warehouse	5.02	115,248	100%
4545 Eastpark Drive	Houston, TX		1972	Reg. Warehouse	3.80	81,295	0%
3351 Ranch Street	Houston, TX		1970	Reg. Warehouse	4.04	82,500	64%
3851 Yale Street	Houston, TX		1971	Bulk Warehouse	5.77	132,554	100%
3337-3347 Ranch Street	Houston, TX		1970	Reg. Warehouse	2.29	60,085	100%
8505 North Loop East	Houston, TX		1981	Bulk Warehouse	4.99	107,769	100%
4749-4799 Eastpark Dr.	Houston, TX		1979	Bulk Warehouse	7.75	182,563	100%
4851 Homestead Road	Houston, TX		1973	Bulk Warehouse	3.63	142,250	100%
3365-3385 Rauch Street	Houston, TX		1970	Reg. Warehouse	3.31	82,140	100%
5050 Campbell Road	Houston, TX		1970	Bulk Warehouse	6.10	121,875	100%
4300 Pine Timbers	Houston, TX		1980	Bulk Warehouse	64.77	113,400	58%
10600 Hampstead	Houston, TX		1974	Light Industrial	1.26	19,063	100%
2300 Fairway Park Drive	Houston, TX		1974	Light Industrial	1.25	19,008	100%
7969 Blakenship	Houston, TX		1972	Light Industrial	2.27	48,140	100%
8001 Kempwood	Houston, TX		1972	Light Industrial	1.45	33,034	100%
7901 Blankenship	Houston, TX		1972	Light Industrial	2.17	48,000	100%
2500-2530 Fairway Park	Houston, TX		1974	Bulk Warehouse	8.72	213,638	100%
6550 Longpointe	Houston, TX		1980	Bulk Warehouse	4.13	97,700	100%
1815 Turning Basin Drive	Houston, TX		1980	Bulk Warehouse	6.34	139,630	100%
1819 Turning Basin Drive	Houston, TX		1980	Light Industrial	2.85	65,494	100%
4545 Mossford Drive	Houston, TX		1975	Reg. Warehouse	3.56	66,565	100%
1805 Turning Basin Drive	Houston, TX		1980	Bulk Warehouse	7.60	155,250	100%
7000 Empire Drive	Houston, TX	(h)	1980	R&D/Flex	6.25	95,073	91%
9777 West Gulfbank Drive	Houston, TX	(h)	1980	Light Industrial	15.45	252,242	85%
				SUBTOTAL OR		2,474,516	92%
INDIANAPOLIS							
2900 North Shadeland	Indianapolis, IN	(c)	1957/1992	Bulk Warehouse	60.00	959,459	81%
2400 North Shadeland	Indianapolis, IN		1970	Reg. Warehouse	2.45	40,000	100%
2402 North Shadeland	Indianapolis, IN		1970	Bulk Warehouse	7.55	121,539	100%
7901 West 21st Street	Indianapolis, IN		1985	Bulk Warehouse	12.00	353,000	100%
1445 Brookville Way	Indianapolis, IN	(c)	1989	Bulk Warehouse	8.79	115,200	100%
1440 Brookville Way	Indianapolis, IN	(c)	1990	Bulk Warehouse	9.64	166,400	100%
1240 Brookville Way	Indianapolis, IN	(c)	1990	Light Industrial	3.50	63,000	90%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
INDIANAPOLIS (CONT.)							
1220 Brookville Way	Indianapolis, IN	(c)	1990	R&D/Flex	2.10	10,000	100%
1345 Brookville Way	Indianapolis, IN	(d)	1992	Bulk Warehouse	5.50	132,000	98%
1350 Brookville Way	Indianapolis, IN	(c)	1994	Reg. Warehouse	2.87	38,460	100%
1315 Sadlier Circle East Drive	Indianapolis, IN	(d)	1970/1992	R&D/Flex	1.33	14,000	100%
1341 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Light Industrial	2.03	32,400	100%
1322-1438 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Light Industrial	3.79	36,000	100%
1327-1441 Sadlier Circle East Dr	Indianapolis, IN	(d)	1992	Light Industrial	5.50	54,000	93%
1304 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Reg. Warehouse	2.42	17,600	100%
1402 Sadlier Circle East Drive	Indianapolis, IN	(d)	1970/1992	Light Industrial	4.13	40,800	100%
1504 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Manufacturing	4.14	54,000	100%
1311 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	R&D/Flex	1.78	13,200	100%
1365 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Light Industrial	2.16	30,000	50%
1352-1354 Sadlier Circle E. Drive	Indianapolis, IN	(d)	1970/1992	Light Industrial	3.50	44,000	100%
1335 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	R&D/Flex	1.20	20,000	100%
1327 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	Reg. Warehouse	1.20	12,800	100%
1425 Sadlier Circle East Drive	Indianapolis, IN	(d)	1971/1992	R&D/Flex	2.49	5,000	100%
1230 Brookville Way	Indianapolis, IN	(c)	1995	Reg. Warehouse	1.96	15,000	100%
6951 East 30th Street	Indianapolis, IN		1995	Light Industrial	3.81	44,000	100%
6701 East 30th Street	Indianapolis, IN		1995	Light Industrial	3.00	7,820	100%
6737 East 30th Street	Indianapolis, IN		1995	Reg. Warehouse	11.01	87,500	100%
1225 Brookville Way	Indianapolis, IN		1997	Light Industrial	1.00	10,000	100%
6555 East 30th Street	Indianapolis, IN		1969/1981	Bulk Warehouse	37.00	331,826	100%
2432-2436 Shadeland	Indianapolis, IN		1968	Light Industrial	4.57	70,560	100%
8402-8440 East 33rd Street	Indianapolis, IN		1977	Light Industrial	4.70	55,200	89%
8520-8630 East 33rd Street	Indianapolis, IN		1976	Light Industrial	5.30	81,000	100%
8710-8768 East 33rd Street	Indianapolis, IN		1979	Light Industrial	4.70	43,200	100%
3316-3346 North Pagosa Court	Indianapolis, IN		1977	Light Industrial	5.10	81,000	83%
3331 Raton Court	Indianapolis, IN		1979	Light Industrial	2.80	35,000	100%
4430 Airport Expressway	Indianapolis, IN		1970	Bulk Warehouse	32.00	486,394	100%
6751 East 30th Street	Indianapolis, IN		1997	Bulk Warehouse	6.34	100,000	100%
9200 East 146th Street	Noblesville, IN		1961	Bulk Warehouse	21.65	158,000	100%
6575 East 30th Street	Indianapolis, IN		1998	Bulk Warehouse	4.00	60,000	100%
6585 East 30th Street	Indianapolis, IN		1998	Bulk Warehouse	0.00	100,000	100%
				SUBTOTAL OR AVERAGE		4,139,358	95%
LONG ISLAND							
1140 Motor Parkway	Huppauge, NY		1978	Bulk Warehouse	8.00	153,500	100%
10 Edison Street	Amityville, NY		1971	Light Industrial	1.40	34,400	100%
120 Secatogue Avenue	Farmingdale, NY		1957	Reg. Warehouse	2.60	63,571	91%
100 Lauman Lane	Hicksville, NY		1968	Reg. Warehouse	1.90	36,700	100%
200 Finn Court	Farmingdale, NY		1965	Bulk Warehouse	5.00	105,573	100%
243 Dixon Avenue	Amityville, NY		1978	Light Industrial	1.30	22,250	67%
717 Broadway Avenue	Holbrook, NY		1967	Bulk Warehouse	12.30	150,000	100%
725 Broadway Avenue	Holbrook, NY		1967	Bulk Warehouse	8.00	122,160	71%
270 Duffy Avenue	Hicksville, NY		1956	R&D/Flex	8.40	134,625	99%
280 Duffy Avenue	Hicksville, NY		1956	Light Industrial	2.60	49,200	100%
575 Underhill Boulevard	Syosset, NY		1967	R&D/Flex	16.60	233,424	90%
5 Sidney Court	Lindenhurst, NY		1962	Light Industrial	1.70	29,300	100%
7 Sidney Court	Lindenhurst, NY		1964	Light Industrial	5.10	34,000	100%
450 Commack Road	Deer Park, NY		1964	Light Industrial	5.10	60,005	100%
99 Lafayette Drive	Syosset, NY		1964	Bulk Warehouse	10.90	221,454	99%
65 East Bethpage Road	Plainview, NY		1960	Light Industrial	1.40	25,600	99%
171 Milbar Boulevard	Farmingdale, NY		1961	Reg. Warehouse	2.30	62,600	99%
95 Horseblock Road	Yaphank, NY		1971	Bulk Warehouse	20.00	180,906	85%
151-171 East 2nd Street	Huntington, NY		1968	Light Industrial	2.70	42,725	100%
171-175 East 2nd Street	Huntington, NY		1969	Light Industrial	2.60	42,374	100%
35 Bloomingdale Road	Hicksville, NY		1962	Light Industrial	1.40	32,850	100%
15-39 Tec Street	Hicksville, NY		1965	Light Industrial	1.10	17,350	87%
100 Tec Street	Hicksville, NY		1965	Light Industrial	1.20	25,000	100%
51-89 Tec Street	Hicksville, NY		1965	Light Industrial	1.20	21,850	100%
502 Old Country Road	Hicksville, NY		1965	Light Industrial	0.50	10,000	100%
80-98 Tec Street	Hicksville, NY		1965	Light Industrial	0.75	13,050	95%
201-233 Park Avenue	Hicksville, NY		1962	Light Industrial	1.70	36,892	100%
6851 Jericho Turnpike	Syosset, NY		1969	R&D/Flex	11.80	134,991	41%
One Fairchild Court	Plainview, NY		1959	R&D/Flex	5.75	57,420	93%
79 Express Street	Plainview, NY		1972	Light Industrial	4.70	72,146	84%
92 Central Avenue	Farmingdale, NY		1961	Light Industrial	4.70	72,000	94%
160 Engineer Drive	Hicksville, NY		1966	Light Industrial	1.90	29,500	100%
260 Engineers Drive	Hicksville, NY		1966	Light Industrial	2.80	52,900	95%
87-119 Engineers Drive (n)	Hicksville, NY		1966	Light Industrial	1.70	36,800	74%
950-970 South Broadway	Hicksville, NY		1966	Light Industrial	2.65	55,146	97%
290 Duffy Avenue	Hicksville, NY	(e)	1974	Light Industrial	3.00	55,050	100%
185 Price Parkway	Farmingdale, NY		1969	Bulk Warehouse	6.40	100,000	100%
62 Alpha Plaza	Hicksville, NY		1968	Light Industrial	2.64	34,600	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
LONG ISLAND (CONT.)							
90 Alpha Plaza	Hicksville, NY		1969	Light Industrial	1.36	34,035	91%
325 Duffy Avenue	Hicksville, NY		1970	Light Industrial	6.64	100,000	100%
600 West John Street	Hicksville, NY		1955	Light Industrial	9.00	215,000	82%
939 Motor Parkway	Hauppauge, NY		1977	Light Industrial	1.50	21,900	100%
2070 5th Avenue	Ronkonkoma, NY		1975	Light Industrial	3.66	50,296	100%
200 13th Avenue	Ronkonkoma, NY		1979	Light Industrial	4.70	72,089	95%
100 13th Avenue	Ronkonkoma, NY		1979	Manufacturing	4.14	62,898	100%
1 Comac Loop	Ronkonkoma, NY		1980	Light Industrial	5.18	63,765	94%
80 13th Avenue	Ronkonkoma, NY		1983	Light Industrial	6.22	87,102	100%
90 13th Avenue	Ronkonkoma, NY		1982	Light Industrial	6.95	105,519	100%
33 Comac Loop	Ronkonkoma, NY		1983	Light Industrial	5.37	71,904	90%
101-125 Comac Street	Ronkonkoma, NY		1985	Light Industrial	8.42	99,467	90%
999 Stewart Avenue	Garden City, NY		1955	Light Industrial	1.70	42,700	100%
360 Smith Street	Farmingdale, NY		1965	Light Industrial	3.00	60,000	100%
700 Dibblee Drive	Garden City, NY		1965	Bulk Warehouse	12.24	325,000	100%
49 Mall Drive	Hauppauge, NY		1986	Light Industrial	10.50	99,600	100%
275 Marcus Boulevard	Hauppauge, NY		1985	Light Industrial	5.00	52,329	54%
				SUBTOTAL OR AVERAGE		4,225,516	93%
LOUISVILLE							
1251 Port Road	Jeffersonville, IN		1998	Bulk Warehouse	33.00	532,400	100%
				SUBTOTAL OR AVERAGE		532,400	100%
MILWAUKEE							
N25 W23050 Paul Road	Pewaukee, WI		1989	R&D/Flex	4.50	37,765	100%
N25 W23255 Paul Road	Pewaukee, WI		1987	Light Industrial	4.80	55,940	100%
N27 W23293 Roundy Drive	Pewaukee, WI		1989	Manufacturing	3.64	39,468	100%
6523 North Sidney Place	Glendale, WI		1978	Light Industrial	4.00	43,440	92%
8800 West Bradley	Milwaukee, WI		1982	Light Industrial	8.00	78,000	100%
1435 North 113th Street	Wauwatosa, WI		1993	Light Industrial	4.69	51,950	100%
11217-43 West Becher Street	West Allis, WI		1979	Light Industrial	1.74	29,099	100%
2152 South 114th Street	West Allis, WI		1980	Light Industrial	3.30	63,680	100%
4560 North 124th Street	Wauwatosa, WI		1976	Light Industrial	1.31	25,150	100%
Science Drive	Sturtevant, WI		1997	Manufacturing	35.00	468,000	100%
12221 West Feerick Street	Wauwatosa, WI		1971	Reg. Warehouse	1.90	39,800	100%
				SUBTOTAL OR AVERAGE		932,292	100%
MINNEAPOLIS/ST. PAUL							
2700 Freeway Boulevard	Brooklyn Center, MN(b)		1981	Light Industrial	7.76	78,741	88%
6507-6545 Cecilia Circle	Bloomington, MN		1980	Manufacturing	9.65	74,118	95%
7830-7848 12th Avenue South	Bloomington, MN		1978	Manufacturing	8.11	82,837	100%
1275 Corporate Center Drive	Eagan, MN		1990	Light Industrial	1.50	19,675	100%
1279 Corporate Center Drive	Eagan, MN		1990	Light Industrial	1.50	19,792	100%
2815 Eagandale Boulevard	Eagan, MN		1990	Light Industrial	2.20	29,106	100%
6201 West 111th Street	Bloomington, MN		1987	Bulk Warehouse	37.00	424,866	100%
6403-6545 Cecilia Drive	Bloomington, MN		1980	Light Industrial	9.65	87,322	100%
6925-6943 Washington Avenue	Edina, MN		1972	Manufacturing	2.75	37,169	60%
6955-6973 Washington Avenue	Edina, MN		1972	Manufacturing	2.25	31,189	71%
7251-7267 Washington Avenue	Edina, MN		1972	Light Industrial	1.82	26,250	75%
7301-7325 Washington Avenue	Edina, MN		1972	Light Industrial	1.92	27,287	100%
7101 Winnetka Avenue North	Brooklyn Park, MN		1990	Bulk Warehouse	14.18	252,978	100%
7600 Golden Triangle Drive	Eden Prairie, MN		1989	R&D/Flex	6.79	73,855	100%
7850-7890 12th Avenue South	Bloomington, MN		1978	Manufacturing	8.11	67,271	97%
7900 Main Street Northeast	Fridley, MN		1973	Manufacturing	6.09	97,020	100%
7901 Beech Street Northeast	Fridley, MN		1975	Manufacturing	6.07	97,020	100%
9901 West 74th Street	Eden Prairie, MN		1983/88	Reg. Warehouse	8.86	150,000	100%
10175-10205 Crosstown Circle	Eden Prairie, MN		1980	Light Industrial	2.30	30,335	97%
11201 Hampshire Avenue South	Bloomington, MN		1986	Manufacturing	5.90	60,480	100%
12220-12222 Nicollet Avenue	Burnsville, MN		1989/90	Light Industrial	1.80	17,116	100%
12250-12268 Nicollet Avenue	Burnsville, MN		1989/90	Light Industrial	4.30	42,465	100%
12224-12226 Nicollet Avenue	Burnsville, MN		1989/90	R&D/Flex	2.40	23,607	78%
305 2nd Street Northwest	New Brighton, MN		1991	Light Industrial	5.43	62,293	99%
953 Westgate Drive	St. Paul, MN		1991	Light Industrial	3.17	51,906	100%
980 Lone Oak Road	Eagan, MN		1992	Reg. Warehouse	11.40	154,950	100%
990 Lone Oak Road	Eagan, MN		1989	Reg. Warehouse	11.41	153,607	90%
1030 Lone Oak Road	Eagan, MN		1988	Light Industrial	6.30	83,076	100%
1060 Lone Oak Road	Eagan, MN		1988	Light Industrial	6.50	82,728	100%
5400 Nathan Lane	Plymouth, MN		1990	Light Industrial	5.70	72,089	100%
6464 Sycamore Court	Maple Grove, MN		1990	Manufacturing	6.40	79,702	100%
6701 Parkway Circle	Brooklyn Center, MN		1987	R&D/Flex	4.44	75,000	100%
6601 Shingle Creek	Brooklyn Center, MN		1985	R&D/Flex	4.59	68,899	99%
10120 West 76th Street	Eden Prairie, MN		1987	Light Industrial	4.52	57,798	100%
7615 Golden Triangle	Eden Prairie, MN		1987	Light Industrial	4.61	52,820	100%
7625 Golden Triangle Drive	Eden Prairie, MN		1987	Light Industrial	4.61	73,125	100%
2605 Fernbrook Lane North	Plymouth, MN		1987	R&D/Flex	6.37	80,769	100%
12155 Nicollet Avenue	Burnsville, MN		1995	Reg. Warehouse	5.80	48,000	100%

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NEW JERSEY (CONT.)								
150 Algonquin Parkway	Hanover, NJ		1973	Light Industrial	2.47	17,531	100%	
55 Locust Avenue	Roseland, NJ		1980	Reg. Warehouse	13.63	79,750	100%	
31 West Forest Street (n)	Englewood, NJ		1978	Light Industrial	6.00	110,000	100%	
25 World's Fair Drive	Franklin, NJ		1986	R&D/Flex	1.81	20,000	100%	
14 World's Fair Drive	Franklin, NJ		1980	R&D/Flex	4.53	60,000	100%	
16 World's Fair Drive	Franklin, NJ		1981	Light Industrial	3.62	43,400	100%	
18 World's Fair Drive	Franklin, NJ		1982	R&D/Flex	1.06	12,809	100%	
23 World's Fair Drive	Franklin, NJ		1982	Light Industrial	1.20	15,540	100%	
12 World's Fair Drive	Franklin, NJ		1981	Light Industrial	3.85	65,000	96%	
1 World's Fair Drive	Franklin, NJ		1983	R&D/Flex	3.85	53,372	99%	
2 World's Fair Drive	Franklin, NJ		1982	R&D/Flex	2.06	59,310	77%	
49 Napoleon Court	Franklin, NJ		1982	Light Industrial	2.06	32,487	0%	
50 Napoleon Court	Franklin, NJ		1982	Light Industrial	1.52	20,158	100%	
22 World's Fair Drive	Franklin, NJ		1983	Light Industrial	3.52	50,000	100%	
26 World's Fair Drive	Franklin, NJ		1984	Light Industrial	3.41	47,000	100%	
24 World's Fair Drive	Franklin, NJ		1984	Light Industrial	3.45	47,000	79%	
12 Wright Way	Oakland, NJ		1981	Reg. Warehouse	6.52	52,402	100%	
					SUBTOTAL OR AVERAGE		1,877,550	86%
NEW ORLEANS								
520-524 Elmwood Park Blvd.(n)	Jefferson, LA		1986	Light Industrial	5.32	102,209	91%	
125 Mallard St.	St. Rose, LA	(g)	1984	R&D/Flex	1.38	23,436	100%	
107 Mallard	St. Rose, LA	(g)	1985	Light Industrial	1.48	23,436	94%	
125 James Drive West	St. Rose, LA	(g)	1990	Light Industrial	3.30	38,692	100%	
161 James Drive West	St. Rose, LA		1986	Light Industrial	2.80	47,474	50%	
150 James Drive East	St. Rose, LA		1986	Light Industrial	3.60	49,275	100%	
115 James Drive West	St. Rose, LA	(g)	1986	Light Industrial	2.07	21,408	100%	
100 James Drive	St. Rose, LA	(g)	1980	R&D/Flex	6.66	43,055	100%	
143 Mallard St.	St. Rose, LA	(g)	1982	Light Industrial	1.48	23,436	99%	
160 James Drive East	St. Rose, LA	(g)	1981	R&D/Flex	3.66	25,772	100%	
190 James Drive East	St. Rose, LA	(g)	1987	Light Industrial	4.47	36,357	100%	
120 Mallard St.	St. Rose, LA	(g)	1981	R&D/Flex	3.41	53,520	100%	
110 James Drive West	St. Rose, LA	(g)	1983	R&D/Flex	1.57	24,018	77%	
150 CANVASBACK DRIVE	ST. ROSE, LA		1986	REG. WAREHOUSE	2.80	40,500	100%	
					SUBTOTAL OR AVERAGE		552,588	93%
PHILADELPHIA								
212 Welsh Pool Road	Exton, PA		1975	Light Industrial	6.56	25,361	100%	
230-240 Welsh Pool Road	Exton, PA		1975	Manufacturing	6.56	30,000	100%	
264 Welsh Pool Road	Exton, PA		1975	R&D/Flex	2.84	11,256	100%	
254 Welsh Pool Road	Exton, PA		1975	Light Industrial	2.84	28,180	50%	
256 Welsh Pool Road	Exton, PA		1975	Light Industrial	2.84	12,038	100%	
213 Welsh Pool Road	Exton, PA		1975	Light Industrial	3.01	22,095	0%	
251 Welsh Pool Road	Exton, PA		1975	R&D/Flex	4.10	25,546	100%	
253-255 Welsh Pool Road	Exton, PA		1975	Light Industrial	4.10	20,800	50%	
151-161 Philips Road	Exton, PA		1975	Light Industrial	3.82	30,065	100%	
210 Philips Road	Exton, PA		1975	Manufacturing	6.56	26,827	100%	
215 Welsh Pool Road	Exton, PA		1975	Light Industrial	2.12	14,041	100%	
102 Pickering Way	Exton, PA		1980	R&D/Flex	8.87	81,071	100%	
217 Welsh Pool Road	Exton, PA		1975	Light Industrial	2.12	11,293	100%	
216 Philips Road	Exton, PA		1985	Light Industrial	2.99	39,037	75%	
202 Philips Road	Exton, PA		1972	Reg. Warehouse	2.94	46,750	100%	
110 Thousand Oaks Blvd	Morgantown, PA		1987	Bulk Warehouse	7.89	110,000	100%	
20 McDonald Blvd	Aston, PA		1988	Light Industrial	2.22	28,900	100%	
30 McDonald Blvd	Aston, PA		1988	Light Industrial	1.68	22,000	73%	
					SUBTOTAL OR AVERAGE		585,260	89%
PHOENIX								
7340 South Kyrene Road	Tempe, AZ		1996	Reg. Warehouse	7.20	63,720	100%	
7350 South Kyrene Road	Tempe, AZ		1996	Reg. Warehouse	5.36	99,384	59%	
7360 South Kyrene Road	Tempe, AZ		1996	R&D/Flex	5.42	99,418	100%	
7343 South Hardy Drive	Tempe, AZ		1997	Bulk Warehouse	7.84	174,854	100%	
7333 South Hardy Drive	Tempe, AZ		1997	Reg. Warehouse	7.90	98,052	100%	
3906 East Broadway Road	Phoenix, AZ		1997	Light Industrial	4.10	54,460	67%	
3908 East Broadway Road	Phoenix, AZ		1997	Light Industrial	2.52	33,002	49%	
					SUBTOTAL OR AVERAGE		622,890	88%
PORTLAND								
5687 International Way (p)	Milwaukee, OR	(l)	1974	Light Industrial	3.71	52,080	100%	
5795 SW Jean Road (o)	Lake Oswego, OR		1985	Light Industrial	3.02	37,352	100%	
12130 NE Ainsworth Circle (n)	Portland, OR		1986	R&D/Flex	4.39	53,021	75%	
5509 NW 122nd Ave (n)	Milwaukee, OR	(k)	1995	Light Industrial	2.51	26,850	100%	
6105-6113 NE 92nd Avenue (p)	Portland, OR		1978	Light Industrial	7.42	132,800	100%	
8727 NE Marx Drive (o)	Portland, OR		1987	Light Industrial	6.59	111,000	100%	

3910 SW 170th Ave	Portland, OR	1987	Light Industrial	1.28	20,500	100%
3388 SE 20th St.	Portland, OR	1981	Light Industrial	0.25	11,810	100%
5962-5964 NE 87th Ave	Portland, OR	1979	Light Industrial	1.28	14,000	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
PORTLAND (CONT.)							
116 SE Yamhill	Portland, OR		1974	Light Industrial	0.00	7,500	100%
9106 NE Marx Drive	Portland, OR		1969	Light Industrial	0.53	7,500	100%
11620 NE Ainsworth Circle	Portland, OR		1992	Light Industrial	1.55	10,000	100%
11824 NE Ainsworth Circle	Portland, OR		1992	Light Industrial	2.13	20,812	100%
12124 NE Ainsworth Circle	Portland, OR		1984	Light Industrial	2.52	29,040	100%
1735 SE Highway 20	Bend, OR		1995	Light Industrial	1.43	18,000	100%
2715 SE Raymond	Portland, OR		1971	Light Industrial	1.28	35,000	100%
1645 NE 72nd Ave	Portland, OR		1972	Light Industrial	0.73	21,600	100%
1630 SE 8th Ave.	Portland, OR		1968	Light Industrial	0.92	5,000	100%
9044 NE Marx Drive	Portland, OR		1986	Light Industrial	0.35	19,500	100%
2443 SE 4th Ave.	Portland, OR		1964	Light Industrial	0.76	27,128	100%
711 SE Stark St.	Portland, OR		1972	Light Industrial	0.23	8,000	100%
11632 NE Ainsworth Circle	Portland, OR		1990	Light Industrial	9.63	124,610	98%
NE 138th & Airport Way	Portland, OR		1990	Light Industrial	12.91	49,624	100%
14699 NE Airport Way	Portland, OR		1998	Light Industrial	4.75	20,000	100%
SUBTOTAL OR AVERAGE						862,727	98%
SALT LAKE CITY							
2255 South 300 West (r)	Salt Lake City, UT		1980	Light Industrial	4.56	102,942	93%
512 Lawndale Drive (s)	Salt Lake City, UT		1981	Light Industrial	35.00	395,291	86%
1270 West 2320 South	West Valley, UT		1986	R&D/Flex	1.49	13,025	52%
1275 West 2240 South	West Valley, UT		1986	R&D/Flex	2.06	38,227	100%
1288 West 2240 South	West Valley, UT		1986	R&D/Flex	0.97	13,300	84%
2235 South 1300 West	West Valley, UT		1986	Light Industrial	1.22	19,000	100%
1293 West 2200 South	West Valley, UT		1986	R&D/Flex	0.86	13,300	0%
1279 West 2200 South	West Valley, UT		1986	R&D/Flex	0.91	13,300	100%
1272 West 2240 South	West Valley, UT		1986	Light Industrial	3.07	34,870	100%
1149 West 2240 South	West Valley, UT		1986	Light Industrial	1.71	21,250	100%
1142 West 2320 South	West Valley, UT		1987	Light Industrial	1.52	17,500	55%
SUBTOTAL OR AVERAGE						682,005	87%
SOUTHERN NEW JERSEY							
2-5 North Olnev Ave.	Cherry Hill, NJ		1963	Light Industrial	2.10	58,139	100%
2 Springdale Road	Cherry Hill, NJ		1968	Light Industrial	1.44	21,008	100%
4 Springdale Road (n)	Cherry Hill, NJ		1963	Light Industrial	3.02	58,132	0%
6 Springdale Road	Cherry Hill, NJ		1964	Light Industrial	1.44	23,037	100%
8 Springdale Road	Cherry Hill, NJ		1966	Light Industrial	3.02	45,054	100%
12 Springdale Road	Cherry Hill, NJ		1965	Light Industrial	3.40	48,385	100%
1 Esterbrook Lane	Cherry Hill, NJ		1965	Light Industrial	1.71	8,610	100%
16 Springdale Road	Cherry Hill, NJ		1967	Light Industrial	5.30	48,922	91%
5 Esterbrook Lane	Cherry Hill, NJ		1966	Reg. Warehouse	5.45	39,167	100%
2 Pin Oak Lane	Cherry Hill, NJ		1968	Light Industrial	4.45	51,230	100%
6 Esterbrook Lane	Cherry Hill, NJ		1966	Light Industrial	3.96	32,914	100%
3 Computer Drive	Cherry Hill, NJ		1966	Bulk Warehouse	11.40	181,000	100%
19 Perina Blvd.	Cherry Hill, NJ		1966	Light Industrial	4.00	30,000	100%
28 Springdale Road	Cherry Hill, NJ		1967	Light Industrial	2.93	38,949	100%
3 Esterbrook Lane	Cherry Hill, NJ		1968	Light Industrial	2.15	32,844	100%
4 Esterbrook Lane	Cherry Hill, NJ		1969	Light Industrial	3.42	39,266	100%
26 Springdale Road	Cherry Hill, NJ		1968	Light Industrial	3.25	31,652	100%
1 Keystone Ave.	Cherry Hill, NJ		1969	Light Industrial	4.15	60,983	100%
1919 Springdale Road	Cherry Hill, NJ		1970	Light Industrial	5.13	49,300	100%
21 Olnev Ave.	Cherry Hill, NJ		1969	Manufacturing	1.75	22,738	100%
19 Olnev Ave.	Cherry Hill, NJ		1971	Light Industrial	4.36	53,962	100%
2 Keystone Ave.	Cherry Hill, NJ			Light Industrial	3.47	50,922	100%
18 Olnev Ave.	Cherry Hill, NJ		1974	Light Industrial	8.85	62,542	100%
22 Springdale Road	Cherry Hill, NJ		1977	Light Industrial	6.24	88,872	100%
1998 Springdale Road	Cherry Hill, NJ		1971	Light Industrial	0.95	14,000	100%
55 Carnegie Drive	Cherry Hill, NJ		1988	Reg. Warehouse	15.20	90,804	100%
57 Carnegie Drive	Cherry Hill, NJ		1987	Bulk Warehouse	13.70	140,406	100%
SUBTOTAL OR AVERAGE						1,422,838	96%
ST. LOUIS							
8921-8971 Frost Avenue	Hazelwood, MO	(b)	1971	Bulk Warehouse	2.00	100,000	100%
9043-9083 Frost Avenue	Hazelwood, MO	(b)	1970	Bulk Warehouse	2.69	145,000	0%
2121 Chapin Industrial Drive	Vinita Park, MO		1969/87	Bulk Warehouse	23.40	280,905	100%
1200 Andes Boulevard	Olivette, MO		1967	Light Industrial	2.77	66,600	100%
1248 Andes Boulevard	Olivette, MO		1967	Light Industrial	3.15	60,708	100%
1208-1226 Ambassador Blvd.	Olivette, MO		1966	Light Industrial	2.11	49,600	100%
1503-1525 Fairview Industrial	Olivette, MO		1967	Light Industrial	2.18	46,481	100%
2462-2470 Schuetz Road	St. Louis, MO		1965	Light Industrial	2.28	43,868	100%
10431-10449 Midwest Industrial	Olivette, MO		1967	Light Industrial	2.40	55,125	97%
10751 Midwest Industrial Blvd.	Olivette, MO		1965	Light Industrial	1.70	44,100	100%
11652-11666 Fairgrove Industrial	St. Louis, MO		1966	Light Industrial	1.92	31,484	100%
11674-11688 Fairgrove Industrial	St. Louis, MO		1967	Light Industrial	1.53	31,500	100%
2337 Centerline Drive	Maryland Heights, MO		1967	Light Industrial	3.46	75,600	100%

BUILDING ADDRESS	LOCATION CITY/STATE	ENCUMBRANCES	YEAR BUILT- RENOVATED	BUILDING TYPE	LAND AREA (ACRES)	GLA	OCCUPANCY AT 12/31/98
ST. LOUIS (CONT.)							
6951 North Hanley Road (n)	Hazelwood, MO		1965	Bulk Warehouse	9.50	129,453	32%
4560 Anglum Road	Hazelwood, MO		1970	Light Industrial	2.60	35,114	100%
2760 South 1st Street	St. Louis, MO		1997	Bulk Warehouse	11.00	178,800	100%
SUBTOTAL OR AVERAGE						1,374,338	83%
TAMPA							
6614 Adamo Drive	Tampa, FL		1967	Reg. Warehouse	2.78	41,377	100%
202 Kelsey	Tampa, FL		1989	Bulk Warehouse	6.30	112,000	100%
6202 Benjamin Road	Tampa, FL		1981	R&D/Flex	2.04	29,845	100%
6204 Benjamin Road	Tampa, FL		1982	Light Industrial	4.16	60,975	79%
6206 Benjamin Road	Tampa, FL		1983	Light Industrial	3.94	57,708	100%
6302 Benjamin Road	Tampa, FL		1983	R&D/Flex	2.03	29,747	100%
6304 Benjamin Road	Tampa, FL		1984	R&D/Flex	2.04	29,845	100%
6306 Benjamin Road	Tampa, FL		1984	Light Industrial	2.58	37,861	79%
6308 Benjamin Road	Tampa, FL		1984	Light Industrial	3.22	47,256	100%
5313 Johns Road	Tampa, FL		1991	R&D/Flex	1.36	25,690	100%
5602 Thompson Center Court	Tampa, FL		1972	R&D/Flex	1.39	14,914	100%
5411 Johns Road	Tampa, FL		1997	Light Industrial	1.98	30,204	100%
5525 Johns Road	Tampa, FL		1993	R&D/Flex	1.46	24,139	100%
5607 Johns Road	Tampa, FL		1991	R&D/Flex	1.34	13,500	100%
5709 Johns Road	Tampa, FL		1990	Light Industrial	1.80	25,480	100%
5711 Johns Road	Tampa, FL		1990	Light Industrial	1.80	25,455	87%
4410 East Adamo Drive	Tampa, FL		1990	Bulk Warehouse	5.60	101,744	100%
4420 East Adamo Drive	Tampa, FL		1990	Reg. Warehouse	1.40	26,650	100%
4430 East Adamo Drive	Tampa, FL		1987	Reg. Warehouse	3.75	64,551	79%
4440 East Adamo Drive	Tampa, FL		1988	Reg. Warehouse	3.75	64,800	100%
4450 East Adamo Drive	Tampa, FL		1969	Reg. Warehouse	4.00	46,462	48%
5453 West Waters Avenue	Tampa, FL		1987	R&D/Flex	0.66	7,200	100%
5455 West Waters Avenue	Tampa, FL		1987	R&D/Flex	2.97	32,424	100%
5553 West Waters Avenue	Tampa, FL		1987	Light Industrial	2.97	32,424	100%
5501 West Waters Avenue	Tampa, FL		1990	R&D/Flex	1.53	15,870	100%
5503 West Waters Avenue	Tampa, FL		1990	R&D/Flex	0.68	7,060	100%
5555 West Waters Avenue	Tampa, FL		1990	R&D/Flex	2.31	23,947	100%
5557 West Waters Avenue	Tampa, FL		1990	R&D/Flex	0.57	5,860	100%
5463 W. Waters Ave	Tampa, FL	(j)	1996	R&D/Flex	3.50	44,427	100%
5903 Johns Road	Tampa, FL		1987	Light Industrial	1.20	11,600	100%
4107 North Himes Avenue	Tampa, FL		1990	R&D/Flex	1.86	26,630	92%
5461 W. Waters Ave	Tampa, FL		1998	Light Industrial	1.84	21,778	100%
SUBTOTAL OR AVERAGE						1,139,423	94%
OTHER							
2800 Airport Road (q)	Denton, TX		1968	Manufacturing	29.91	222,403	100%
3501 Maple Street	Abilene, TX		1980	Manufacturing	34.42	123,700	100%
4200 West Harry Street (o)	Wichita, KS		1972	Bulk Warehouse	21.45	177,655	100%
Industrial Park No. 2	West Lebanon, NH		1968	Bulk Warehouse	10.27	156,200	100%
931 Discovery Road	Green Bay, WI		1997	Light Industrial	4.22	25,254	100%
9580 Interport Drive	Shreveport, LA		1989	Reg. Warehouse	3.00	50,000	0%
2675 Valley View Drive	Shreveport, LA		1997	Bulk Warehouse	12.00	250,000	100%
300 10th Street NW	Clarion, IA		1997	Bulk Warehouse	8.63	126,900	100%
SUBTOTAL OR AVERAGE						1,132,112	96%
TOTAL						69,253,383	95%

- (a) These properties are owned by the Securities Partnership. The Securities Partnership guarantees the payment of dividends and amounts upon redemption, liquidation, dissolution or winding-up of the Series A Cumulative Preferred Stock.
- (b) These properties collateralize a \$39.6 million mortgage loan which matures on January 11, 2026.
- (c) These properties collateralize a \$35.2 million mortgage loan which matures on April 1, 2003.
- (d) These properties collateralize a \$8.7 million mortgage loan which matures on January 1, 2013.
- (e) This property collateralizes a \$.7 million mortgage loan which maturity is based upon a contingent event related to the environmental status of the property.
- (f) This property collateralizes a \$3.9 million mortgage loan which matures on August 1, 2008.
- (g) These properties collateralize a \$7.8 million mortgage loan which matures on April 1, 2006.
- (h) These properties collateralize a \$3.5 million mortgage loan which matures on June 1, 2003.
- (i) This property collateralizes the Acquisition Mortgage Loan IV (hereinafter defined).
- (j) These properties collateralize the Acquisition Mortgage Loan V (hereinafter defined).
- (k) These properties collateralize the Acquisition Mortgage Loan VI (hereinafter defined).
- (l) These properties collateralize the Acquisition Mortgage Loan VII

- (m) (hereinafter defined).
These properties collateralize the Acquisition Mortgage Loan VIII
(hereinafter defined).
- (n) Comprised of two properties.
- (o) Comprised of three properties.
- (p) Comprised of four properties.
- (q) Comprised of five properties.
- (r) Comprised of seven properties.
- (s) Comprised of 29 properties.

Tenant and Lease Information.

The Company has a diverse base of more than 3,000 tenants engaged in a wide variety of businesses including manufacturing, retail, wholesale trade, distribution and professional services. Most leases have an initial term of between three and five years and provide for periodic rental increases that are either fixed or based on changes in the Consumer Price Index. Industrial tenants typically have net or semi-net leases and pay as additional rent their percentage of the property's operating costs, including the costs of common area maintenance, property taxes and insurance. As of December 31, 1998, approximately 95% of the GLA of the properties was leased, and no single tenant or group of related tenants accounted for more than 1.1% of the Company's rent revenues, nor did any single tenant or group of related tenants occupy more than 1.5% of the Company's total GLA as of December 31, 1998.

The following table shows scheduled lease expirations for all leases for the Company's properties as of December 31, 1998.

YEAR OF EXPIRATION (1)	NUMBER OF LEASES EXPIRING	GLA EXPIRING (2)	PERCENTAGE OF GLA EXPIRING	ANNUAL BASE RENT UNDER EXPIRING LEASES (IN THOUSANDS)	PERCENTAGE OF TOTAL ANNUAL BASE RENT EXPIRING (2)
1999	905	14,465,822	22.0%	\$ 67,825	23.2%
2000	693	11,144,648	16.9%	50,561	17.2%
2001	598	11,070,140	16.8%	47,998	16.4%
2002	319	7,320,933	11.1%	32,319	11.0%
2003	362	6,983,009	10.6%	34,898	11.9%
2004	89	3,956,824	6.0%	15,173	5.2%
2005	46	2,074,925	3.2%	10,319	3.5%
2006	36	1,883,094	2.9%	7,458	2.5%
2007	27	2,093,801	3.2%	8,019	2.7%
2008	34	2,315,814	3.5%	10,124	3.4%
Thereafter	21	2,485,689	3.8%	8,790	3.0%
Total	3,130	65,794,699	100%	\$ 293,484	100.0%

(1) Lease expirations as of December 31, 1998 assume tenants do not exercise existing renewal, termination, or purchase options.

(2) Does not include existing vacancies of 3,458,684 aggregate square feet.

ITEM 3. LEGAL PROCEEDINGS

The Company is involved in legal proceedings arising in the ordinary course of business. All such proceedings, taken together, are not expected to have a material impact on the results of operations, financial position or liquidity of the Company.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

None.

ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS

MARKET INFORMATION

The following table sets forth for the periods indicated the high and low closing prices per share and distributions declared per share for the Company's common stock which trades on the New York Stock Exchange under the trading symbol "FR".

QUARTER ENDED -----	HIGH ----	LOW ---	DISTRIBUTION DECLARED -----
December 31, 1998	\$ 27 1/8	\$ 23 5/16	\$.6000
September 30, 1998	32 3/4	22 3/4	.5300
June 30, 1998	35 1/2	29 5/8	.5300
March 31, 1998	37 11/16	33 7/8	.5300
December 31, 1997	37 3/8	32 1/8	.5300
September 30, 1997	34	28 1/2	.5050
June 30, 1997	31 1/8	29 1/4	.5050
March 31, 1997	32 3/8	29	.5050

The Company had 346 common stockholders of record as of March 12, 1999.

The Company has determined that, for federal income tax purposes, approximately 63.9% of the total \$2.19 in distributions per share paid with respect to 1998 represents ordinary dividend income to its stockholders, approximately 1.5% represents long-term capital gain and the remaining 34.6% represents a return of capital. In order to maintain its status as a REIT, the Company is required to meet certain tests, including distributing at least 95% of its REIT taxable income, or approximately \$1.84 per share for 1998.

ITEM 6. SELECTED FINANCIAL DATA

The following sets forth selected financial and operating data for the Company on a pro forma and historical consolidated basis and the Contributing Businesses on a historical combined basis. The following data should be read in conjunction with the financial statements and notes thereto and Management's Discussion and Analysis of Financial Condition and Results of Operations included elsewhere in this Form 10-K. The pro forma statement of operations for the year ended December 31, 1994 includes the historical results of the Company's operations from July 1, 1994 to December 31, 1994 and the operations of the Contributing Businesses for the period of January 1, 1994 to June 30, 1994 and were prepared as if the Initial Offering and the related transactions had occurred on January 1, 1994. The historical statements of operations for the years ended December 31, 1998, 1997, 1996 and 1995 and the six months ended December 31, 1994 include the results of operations of the Company as derived from the Company's audited financial statements. The historical balance sheet data and other data as of December 31, 1998, 1997, 1996, 1995 and 1994 include the balances of the Company as derived from the Company's audited financial statements. The historical balance sheet data as of June 30, 1994 and the combined statements of operations for the six months ended June 30, 1994 have been derived from the historical financial statements of the Contributing Businesses. In the opinion of management, the selected financial data includes all adjustments necessary to present fairly the information set forth therein.

The Company							
	Historical Year Ended 12/31/98	Historical Year Ended 12/31/97	Historical Year Ended 12/31/96	Historical Year Ended 12/31/95	Pro Forma Year Ended 2/31/94	Historical Six Months Ended 12/31/94	Contributing Businesses Historical Six Months Ended 6/30/94
(In thousands, except per share, ratio and property data)							
STATEMENTS OF OPERATIONS DATA:							
Total Revenues	349,702	223,203	140,055	106,486	87,923	46,570	22,816
Property Expenses	(99,484)	(59,762)	(39,224)	(28,302)	(22,714)	(11,853)	(6,036)
General and Administrative Expense	(12,983)	(6,248)	(4,018)	(3,135)	(2,310)	(1,097)	(795)
Interest Expense	(71,833)	(49,859)	(28,954)	(28,591)	(19,528)	(10,588)	(11,773)
Amortization of Interest Rate Protection Agreements and Deferred Financing Costs	(917)	(2,812)	(3,286)	(4,438)	(6,113)	(2,904)	(858)
Depreciation and Other Amortization	(63,805)	(39,573)	(28,049)	(22,264)	(19,189)	(9,802)	(4,744)
Management and Construction Income (Loss)	--	--	--	--	--	--	(81)
Equity in Income of Joint Venture	45	--	--	--	--	--	--
Income Allocated to Minority Interest ..	(7,961)	(5,312)	(2,931)	(997)	(1,405)	(778)	--
Disposition of Interest Rate Protection Agreements (a)	(8,475)	1,430	--	(6,410)	--	--	--
Restructuring and Abandoned Pursuit Costs Charge (b)	(11,941)	--	--	--	--	--	--
Gain on Sales of Properties	5,349	5,003	4,344	--	--	--	--
Income (Loss) Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	77,697	66,070	37,937	12,349	16,664	9,548	(1,471)
Extraordinary Loss (c)	--	(14,124)	(2,273)	--	--	--	(1,449)
Cumulative Effect of Change in Accounting Principle (d)	(1,976)	--	--	--	--	--	--
Net Income (Loss)	75,721	51,946	35,664	12,349	16,664	9,548	\$(2,920)
Preferred Stock Dividends	(30,610)	(11,856)	(3,919)	(468)	--	--	=====
Net Income Available to Common Stockholders	\$ 45,111	\$ 40,090	\$ 31,745	\$11,881	\$ 16,664	\$ 9,548	=====
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle Per Weighted Average Common Share Outstanding:							
Basic	\$ 1.26	\$ 1.72	\$ 1.37	\$.63	\$.92	\$.51	
Diluted	\$ 1.25	\$ 1.70	\$ 1.37	\$.63	\$.92	\$.51	
Net Income Available to Common Stockholders Per Weighted Average Common Share Outstanding:							
Basic	\$ 1.20	\$ 1.27	\$ 1.28	\$.63	\$.92	\$.51	
Diluted	\$ 1.20	\$ 1.26	\$ 1.28	\$.63	\$.92	\$.51	
Distributions Per Share	\$ 2.190	\$ 2.045	\$ 1.9675	\$ 1.905		\$.945	
Weighted Average Number of Common Shares Outstanding:							
Basic	37,445	31,508	24,756	18,889	18,182	18,181	
Diluted	37,627	31,814	24,842	18,889	18,182	18,181	
BALANCE SHEET DATA (END OF PERIOD):							
Real Estate, Before Accumulated Depreciation.....	\$2,583,033	\$1,994,346	\$1,050,779	\$ 757,516		\$669,608	\$ 597,504
Real Estate, After Accumulated Depreciation.....	2,407,147	1,873,316	959,322	668,767		620,294	556,902
Total Assets.....	2,554,462	2,272,163	1,022,600	753,904		691,081	616,767
Mortgage Loans, Net, Acquisition Facilities Payable, Senior Unsecured Debt, Net, Construction Loans and Promissory Notes Payable.....	1,191,882	879,592	406,401	399,958		348,700	305,000
Defeased Mortgage Loan Payable.....	---	300,000	---	---		---	---
Total Liabilities.....	1,310,518	1,266,079	447,178	426,972		374,849	323,703
Stockholders Equity.....	1,054,776	854,590	532,561	306,023		292,420	269,326
OTHER DATA:							
Cash Flows From Operating Activities...\$	149,096	\$ 102,635	\$ 62,621	\$ 38,541		\$ 18,033	\$ 5,026
Cash Flows From Investing Activities...\$	(535,554)	(805,505)	(240,571)	(84,159)		(73,840)	(374,757)
Cash Flows From Financing Activities...\$	395,059	708,446	176,677	45,420		57,475	374,152
Funds From Operations ("FFO") (e).....	133,148	92,361	60,546	41,428		20,128	3,273
Ratio of Earnings to Fixed Charges and Preferred Stock Dividends (f).....	1.62x	1.79x	1.88x	1.56x		1.76x	---(g)

Total Properties (h).....	987	769	379	271	246	226
Total GLA, in Square Feet(h).....	69,253,383	56,567,706	32,700,069	22,562,755	19,169,321	17,393,813
Occupancy Percentage (h).....	95%	96%	97%	97%	97%	97%

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- (a) In conjunction with obtaining a \$300.0 million mortgage loan on June 30, 1994 (the "1994 Mortgage Loan"), the Company, through the Financing Partnership, purchased an interest rate protection agreement (the "1994 Interest Rate Protection Agreement") which effectively limited the interest rate during the initial five-year term of the 1994 Mortgage Loan to 7.20% per annum. Effective July 1, 1995, the Company replaced the 1994 Interest Rate Protection Agreement with new interest rate protection agreements and entered into interest rate swap agreements (together, the "1995 Interest Rate Protection Agreements") which effectively fixed the annual interest rate on the 1994 Mortgage Loan at 6.97% for six years through June 30, 2001. As a result of the replacement of the interest rate protection agreement, the Company incurred a one-time loss of approximately \$6.4 million. On May 16, 1997, the Company sold the 1995 Interest Rate Protection Agreements resulting in a gain of approximately \$1.4 million. The \$8.5 million loss on disposition of interest rate protection agreements for the year ended December 31, 1998 represents the Company's settlement, through the Operating Partnership, of its remaining interest rate protection agreement which was scheduled to expire on January 4, 1999. This agreement was entered into in December 1997 in anticipation of 1998 senior unsecured debt offerings. Due to the changing market conditions and the Company's expectation that it would not issue debt securities associated with the interest rate protection agreement, the Company settled its position in the interest rate protection agreement.
- (b) Represents a restructuring charge of \$6.9 million relating to severance costs (of which \$1.2 million is noncash relating to immediate vesting of restricted stock) and \$5.0 million in costs related to abandoned acquisitions.
- (c) Upon consummation of the Initial Offering in June 1994, certain Contributing Businesses' loans were repaid and the related unamortized deferred financing fees totaling \$1.5 million were written off. In 1996, the Company terminated certain revolving credit facilities. The Company recorded an extraordinary loss of \$2.3 million which is comprised of a prepayment fee, the write-off of unamortized deferred financing fees, legal costs and other expenses. In 1997, the Company terminated certain mortgage loans, an unsecured loan and a revolving credit facility and obtained a commitment to pay off and retire another mortgage loan. The Company recorded an extraordinary loss of \$14.1 million which is comprised of prepayment fees, the write-off of unamortized deferred financing fees, legal costs and other expenses.
- (d) In April 1998, the Accounting Standards Executive Committee of the American Institute of Certified Public Accountants issued 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. Consistent with SOP 98-5, in the second quarter of 1998, the Company has reported a cumulative effect of a change in accounting principle in the amount of approximately \$2.0 million to reflect the write-off of the unamortized balance of organizational costs on the Company's balance sheet.
- (e) Management considers funds from operations to be one financial measure of the operating 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. In accordance with the National Association of Real Estate Investment Trusts' definition of funds from operations, the Company calculates funds from operations to be equal to net income, excluding gains (or losses) from debt restructuring and sales of property, plus depreciation and amortization, excluding amortization of deferred financing costs and interest rate protection agreements, and after adjustments for unconsolidated partnerships and joint ventures. Funds from operations does 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:

	The Company				Contributing Businesses	
	Year Ended 12/31/98	Year Ended 12/31/97	Year Ended 12/31/96	Year Ended 12/31/95	Six Months Ended 12/31/94	Six Months Ended 6/30/94
Net Income (Loss) Available to Common Stockholders....	\$ 45,111	\$ 40,090	\$ 31,745	\$ 11,881	\$ 9,548	\$ (2,920)
Adjustments:						
Depreciation and Other Amortization.....	62,935	39,268	27,941	22,140	9,802	4,744
Equity in Depreciation and Other Amortization of Joint Venture.....	98	---	---	---	---	---

Cumulative Effect of Change in Accounting Principle.....	1,976	---	---	---	---	---
Restructuring and Abandoned Pursuit Costs Charge.....	11,941	---	---	---	---	---
Disposition of Interest Rate Protection Agreement.....	8,475	(1,430)	---	6,410	---	---
Gain on Sales of Properties.	(5,349)	(5,003)	(4,344)	---	---	---
Extraordinary Items.....	---	14,124	2,273	---	---	1,449
Minority Interest.....	7,961	5,312	2,931	997	778	---
	-----	-----	-----	-----	-----	-----
Funds From Operations.....	\$ 133,148	\$ 92,361	\$ 60,546	\$ 41,428	\$ 20,128	\$ 3,273
	=====	=====	=====	=====	=====	=====

- (f) For purposes of computing the ratios of earnings to fixed charges and preferred stock dividends, earnings have been calculated by adding fixed charges (excluding capitalized interest) to income (loss) before extraordinary loss, cumulative effect of change in accounting principle, gain on sales of properties, restructuring and abandoned pursuit costs charge, disposition of interest rate protection agreement and income allocated to minority interest. Fixed charges consist of interest costs, whether expensed or capitalized, and amortization of interest rate protection agreement(s) and deferred financing costs.
- (g) Earnings were inadequate to cover fixed charges by approximately \$1.4 million for the six months ended June 30, 1994, which period was prior to the Company's initial public offering.
- (h) As of end of period and excludes properties under development.

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with "Selected Financial and Operating Data" and the historical Consolidated Financial Statements and Notes thereto appearing elsewhere in this Form 10-K.

First Industrial Realty Trust, Inc. was organized in the state of Maryland on August 10, 1993. First Industrial Realty Trust, Inc. is a real estate investment trust ("REIT") as defined in the Internal Revenue Code. The First Industrial Realty Trust, Inc. and its subsidiaries (the "Company") began operations on July 1, 1994. The Company's operations are conducted primarily through First Industrial, L.P. (the "Operating Partnership") of which the Company is the sole general partner. The Company is the sole stockholder of First Industrial Finance Corporation, First Industrial Pennsylvania Corporation, First Industrial Harrisburg Corporation, First Industrial Securities Corporation, First Industrial Mortgage Corporation, First Industrial Indianapolis Corporation, FI Development Services Corporation and First Industrial Florida Finance Corporation, which are the sole general partners of First Industrial Financing Partnership, L.P. (the "Financing Partnership"), First Industrial Pennsylvania, L.P. (the "Pennsylvania Partnership"), First Industrial Harrisburg, L.P. (the "Harrisburg Partnership"), First Industrial Securities, L.P. (the "Securities Partnership"), First Industrial Mortgage Partnership, L.P. (the "Mortgage Partnership"), First Industrial Indianapolis, L.P. (the "Indianapolis Partnership"), First Industrial Development Services, L.P. and TK-SV, LTD., respectively. The Operating Partnership is the sole limited partner of the Financing Partnership, the Pennsylvania Partnership, the Harrisburg Partnership, the Securities Partnership, the Mortgage Partnership, the Indianapolis Partnership, First Industrial Development Services, L.P. and TK-SV, LTD. The Operating Partnership is also the sole member of limited liability companies (the "L.L.C.'s"), and the majority stockholder of First Industrial Enterprises of Michigan and FR Development Services, Inc. The Company, through wholly owned limited liability companies in which the Operating Partnership is the sole member, also owns a 10% equity interest in and provides asset and property management services to a joint venture which invests in industrial properties.

RESULTS OF OPERATIONS

COMPARISON OF YEAR ENDED DECEMBER 31, 1998 TO YEAR ENDED DECEMBER 31, 1997

At December 31, 1998, the Company owned 987 in-service properties containing approximately 69.3 million square feet of GLA, compared to 769 in-service properties with approximately 56.4 million square feet of GLA at December 31, 1997. During 1998, the Company acquired 247 properties containing approximately 12.3 million square feet of GLA, completed development of 12 properties and expansions of 2 properties totaling 2.6 million square feet of GLA and sold 41 in-service properties totaling 2.0 million square feet of GLA and several land parcels.

Rental income and tenant recoveries and other income increased in 1998 over 1997 by approximately \$139.3 million or 66.2% due primarily to the properties acquired or developed after December 31, 1996 (between January 1, 1997 and December 31, 1998, the Company acquired approximately \$1.4 billion of industrial properties). Revenues from properties owned prior to January 1, 1997 increased in 1998 over 1997 by approximately \$2.2 million or 1.5% due primarily to increased rental rates upon renewal or replacement of tenant leases offset by a decrease in tenant recovery income charges related to the decrease in operating expenses as discussed below.

Interest income-defeasance in 1997 represents interest income earned on U.S. Government securities and cash proceeds from such securities upon maturity that were pledged as collateral to legally defease the Company's \$300.0 million mortgage loan (the "1994 Defeased Mortgage Loan").

Property expenses, which include real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses, increased by approximately \$39.7 million or 66.5% due primarily to the properties acquired or developed after December 31, 1996 (between January 1, 1997 and December 31, 1998, the Company acquired approximately \$1.4 billion of industrial properties). Expenses from properties owned prior to January 1, 1997, decreased by approximately \$.5 million or 1.1% due primarily to a decrease in snow removal and related expenses incurred for properties located in certain of the Company's metropolitan areas during the year ended December 31, 1998 as compared to the year ended December 31, 1997.

General and administrative expense increased by approximately \$6.7 million, of which, approximately \$4.0 million is due primarily to the additional expenses associated with managing the Company's growing operations including additional professional fees relating to additional properties owned and additional personnel to manage and expand the Company's business. Approximately \$2.7 million of the increase is the result of the adoption of Emerging Issues Task Force Issue No. 97-11, "Accounting for Internal Costs Relating to Real Estate Property

Acquisitions" ("EITF 97-11"), which requires that internal costs of preacquisition activities incurred in connection with the acquisition of an operating property should be expensed as incurred. The Company adopted EITF 97-11 on March 19, 1998.

Interest expense increased by approximately \$22.0 million for the year ended December 31, 1998 compared to the year ended December 31, 1997 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 (between January 1, 1997 and December 31, 1998, the Company acquired approximately \$1.4 billion of industrial properties).

Amortization of interest rate protection agreements and deferred financing costs decreased by approximately \$1.9 million due primarily to the full amortization of the deferred financing costs relating to the Company's 1994 Defeased Mortgage Loan which was paid off and retired on January 2, 1998, offset by amortization of deferred financing costs relating to the issuance of additional senior unsecured debt.

Depreciation and other amortization increased by approximately \$24.2 million due primarily to the additional depreciation and amortization related to the properties acquired or developed after December 31, 1996 (between January 1, 1997 and December 31, 1998, the Company acquired approximately \$1.4 billion of industrial properties).

The \$11.9 million restructuring and abandoned pursuit costs charge for the year ended December 31, 1998 represents a charge in connection with the Company's restructuring, including approximately \$6.9 million in severance costs (of which approximately \$1.2 million is non-cash relating to immediate vesting of restricted stock) and approximately \$5.0 million in costs related to abandoned acquisitions.

Equity in Income of Joint Venture of approximately \$.05 million for the year ended December 31, 1998 represents the Company's 10% equity interest in the income of the September 1998 Joint Venture (hereinafter defined).

The \$8.5 million loss on disposition of interest rate protection agreements for the year ended December 31, 1998 represents the Company's settlement, through the Operating Partnership, of its remaining interest rate protection agreement which was scheduled to expire on January 4, 1999. This agreement was entered into in December 1997 in anticipation of 1998 senior unsecured debt offerings. Due to the changing market conditions and the Company's expectation that it would not issue debt securities associated with the interest rate protection agreement, the Company settled its position in the interest rate protection agreement.

The \$1.4 million gain on disposition of interest rate protection agreements for the year ended December 31, 1997 represents the sale of the Company's interest rate protection agreements in April 1997. These agreements were entered into in July 1995 and effectively fixed the annual interest rate on the 1994 Mortgage Loan at 6.97% for six years through June 30, 2001.

The \$5.3 million gain on sales of properties for the year ended December 31, 1998 resulted from the sale of 41 in-service properties and several parcels of land. Gross proceeds for these property sales totaled approximately \$99.9 million.

The \$5.0 million gain on sales of properties for the year ended December 31, 1997 resulted from the sale of ten in-service properties, one property held for redevelopment and several parcels of land. Gross proceeds for these property sales totaled approximately \$33.7 million.

The \$14.1 million extraordinary loss for the year ended December 31, 1997 represents the write-off of unamortized deferred financing costs, prepayment fees, legal fees and other costs incurred to terminate various mortgage loans, an unsecured loan and a revolving line of credit and the commitment to retire the 1994 Defeased Mortgage Loan.

The \$2.0 million cumulative effect of change in accounting principle for the year ended December 31, 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"), as further discussed later in this Management's Discussion and Analysis.

COMPARISON OF YEAR ENDED DECEMBER 31, 1997 TO YEAR ENDED DECEMBER 31, 1996

At December 31, 1997, the Company owned 769 in-service properties containing approximately 56.4 million square feet of GLA, compared to 379 in-service properties with approximately 32.7 million square feet of GLA at December 31, 1996. During 1997, the Company acquired 389 properties containing approximately 22.8 million square feet of GLA, completed development of ten properties and expansions of two properties totaling 1.7 million square feet of GLA and sold ten in-service properties totaling .8 million square feet of GLA, one property held for redevelopment and several land parcels.

Rental income and tenant recoveries and other income increased in 1997 over 1996 by approximately \$70.4 million or 50.2% due primarily to the properties acquired after December 31, 1995. Revenues from properties owned prior to January 1, 1996 increased in 1997 over 1996 by approximately \$2.1 million or 2.0% due primarily to increased rental rates upon renewal or replacement of tenant leases.

Interest income-defeasance in 1997 represents interest income earned on U.S. Government securities and cash proceeds from such securities upon maturity that were pledged as collateral to legally defease the 1994 Defeased Mortgage Loan.

Property expenses, which include real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses, increased in 1997 over 1996 by approximately \$20.5 million or 52.4% due primarily to properties acquired after December 31, 1995. For properties owned prior to January 1, 1996, property expenses remained relatively unchanged.

General and administrative expense increased in 1997 over 1996 by approximately \$2.2 million due primarily to the additional expenses associated with managing the Company's growing operations including additional professional fees relating to additional properties owned and personnel to manage and expand the Company's business.

Interest expense increased by approximately \$20.9 million for the year ended December 31, 1997 compared to the year ended December 31, 1996 due primarily to a higher average debt balance to fund the purchase of U.S. Government securities to legally defease the 1994 Defeased Mortgage Loan and to fund the acquisition and development of additional properties.

Depreciation and other amortization increased in 1997 over 1996 by approximately \$11.5 million due primarily to the additional depreciation and amortization related to the properties acquired and placed in service after December 31, 1995.

The \$1.4 million gain on disposition of interest rate protection agreements for the year ended December 31, 1997 represents the sale of the Company's interest rate protection agreements in April 1997. These agreements were entered into in July 1995 and effectively fixed the annual interest rate on the 1994 Mortgage Loan at 6.97% for six years through June 30, 2001.

The \$5.0 million gain on sales of properties for the year ended December 31, 1997 resulted from the sale of ten in-service properties, one property under redevelopment and several parcels of land. Gross proceeds for these property sales totaled approximately \$33.7 million.

The \$4.3 million gain on sales of properties for the year ended December 31, 1996 resulted from the sale of three in-service properties. Gross proceeds for these property sales totaled approximately \$15.0 million.

The \$14.1 million extraordinary loss for the year ended December 31, 1997 represents the write-off of unamortized deferred financing costs, prepayment fees, legal fees and other costs incurred to terminate various mortgage loans, an unsecured loan and a revolving line of credit and the commitment to retire the 1994 Defeased Mortgage Loan.

The \$2.3 million extraordinary loss for the year ended December 31, 1996 represents the write-off of unamortized deferred financing costs, legal fees and other costs that were incurred to terminate various mortgage loans and various revolving lines of credit.

At December 31, 1998, the Company's cash and cash equivalents was approximately \$21.8 million and restricted cash was approximately \$11.0 million. Included in restricted cash are approximately \$3.3 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 \$7.7 million of gross proceeds from the sale of properties. These sales proceeds will be disbursed as the Company exchanges into properties under Section 1031 of the Internal Revenue Code.

YEAR ENDED DECEMBER 31, 1998

Net cash provided by operating activities of approximately \$149.1 million for the year ended December 31, 1998 was comprised primarily of net income before minority interest of approximately \$83.7 million and adjustments for non-cash items of approximately \$59.0 million and the net change in operating assets and liabilities of approximately \$6.4 million. The adjustments for the non-cash items are primarily comprised of depreciation and amortization, a provision for bad debts and the cumulative effect of a change in accounting principle due to the adoption of SOP 98-5 (as further discussed later in this Management's Discussion and Analysis of Financial Condition and Results of Operations), offset by the gain on sales of real estate, equity in income of joint venture and the effect of the straight-lining of rental income.

Net cash used in investing activities of approximately \$535.6 million for the year ended December 31, 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, closing costs from the sales of real estate, investment in joint venture and an increase in restricted cash used to effect Section 1031 exchanges, offset by the proceeds from the sales of real estate and the repayment of mortgage loans receivable.

Net cash provided by financing activities of approximately \$395.1 million for the year ended December 31, 1998 was comprised primarily of the net proceeds from the issuance of common stock, preferred stock and senior unsecured debt, net borrowings under the Company's \$300.0 million unsecured revolving credit facility (the "1997 Unsecured Acquisition Facility") and a decrease in restricted cash which was used to pay down and retire the 1994 Defeased Mortgage Loan, offset by repayments of mortgage loans and common and preferred stock dividends and distributions.

YEAR ENDED DECEMBER 31, 1997

Net cash provided by operating activities of approximately \$102.6 million for the year ended December 31, 1997 was comprised primarily of net income before minority interest of approximately \$57.3 million and adjustments for non-cash items of approximately \$48.9 million, offset by the net change in operating assets and liabilities of approximately \$3.6 million. The adjustments for the non-cash items are primarily comprised of depreciation and amortization, extraordinary loss and a provision for bad debts, offset by the gain on disposition of interest rate protection agreements, the gain on sales of real estate and the effect of the straight-lining of rental income.

Net cash used in investing activities of approximately \$805.5 million for the year ended December 31, 1997 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, closing costs from the sales of real estate and the funding of mortgage loans receivable, offset by the proceeds from the sales of real estate, a decrease in restricted cash due to the use of restricted cash to purchase properties to effect Section 1031 exchanges and repayment of mortgage loans receivable.

Net cash provided by financing activities of approximately \$708.4 million for the year ended December 31, 1997 was comprised primarily of the net proceeds from the issuance of common stock, preferred stock and senior unsecured debt, net borrowings under the Company's \$200.0 million unsecured revolving credit facility and proceeds

from the sale of interest rate protection agreements, offset by repayments of unsecured debt, promissory notes payable and mortgage loans payable, the purchase of U.S. Government securities to defease the 1994 Defeased Mortgage Loan and common and preferred stock dividends and distributions.

YEAR ENDED DECEMBER 31, 1996

Net cash provided by operating activities of approximately \$62.6 million for the year ended December 31, 1996 was comprised primarily of net income before minority interest of approximately \$38.6 million and adjustments for non-cash items of approximately \$28.2 million, offset by the net change in operating assets and liabilities of approximately \$4.2 million. The adjustments for the non-cash items are primarily comprised of depreciation and amortization, extraordinary loss and a provision for bad debts, offset by the gain on sales of real estate and the effect of the straight-lining of rental income.

Net cash used in investing activities of approximately \$240.6 million for the year ended December 31, 1996 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 closing costs from the sales of real estate, offset by the proceeds from the sales of real estate and a decrease in restricted cash due to a decrease in cash reserves related to the 1994 Defeased Mortgage Loan.

Net cash provided by financing activities of approximately \$176.7 million for the year ended December 31, 1996 was comprised primarily of the net proceeds from the issuance of common stock and the net proceeds from mortgage loans payable, offset by net repayments under the Company's \$200.0 million unsecured revolving credit facility, repayments of construction loans payable and mortgage loans payable and common and preferred stock dividends and distributions.

FUNDS FROM OPERATIONS AND RATIO OF EARNINGS TO FIXED CHARGES AND PREFERRED STOCK DIVIDENDS

Funds from operations increased by approximately \$40.8 million or 44.2% in 1998 compared to 1997 and increased by approximately \$31.8 million or 52.6% in 1997 compared to 1996 as a result of the factors discussed in the analysis of operating results above. Management considers funds from operations to be one financial measure of the operating 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. In accordance with the National Association of Real Estate Investment Trusts' definition of funds from operations, the Company calculates funds from operations to be equal to net income, excluding gains (or losses) from debt restructuring and sales of property, plus depreciation and amortization, excluding amortization of deferred financing costs and interest rate protection agreements, and after adjustments for unconsolidated partnerships and joint ventures. Funds from operations does 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 ratio of earnings to fixed charges and preferred stock dividends was 1.62 for the year ended December 31, 1998 compared to 1.79 for the year ended December 31, 1997 and 1.88 for the year ended December 31, 1996. The decrease in the earnings to fixed charges and preferred stock dividends between fiscal years 1998 and 1997 is primarily due to additional interest expense and preferred stock dividends incurred in fiscal year 1998 from additional debt and preferred stock issued to fund property acquisitions and developments, which is partially offset by higher net operating income from the property acquisitions as discussed in "Results of Operations" above. The decrease in the earnings to fixed charges and preferred stock dividends between fiscal year 1997 and 1996 is primarily due to additional interest expense and preferred stock dividends incurred in fiscal year 1997 from additional debt and preferred stock issued to fund property acquisitions and to legally defease the 1994 Defeased Mortgage Loan, which is partially offset by higher net operating income from the property acquisitions as discussed in "Results of Operations" above.

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 December 31, 1998 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 December 31, 1998, \$134.8 million (approximately 11% of total debt at December 31, 1998) 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 \$1,057.1 million (approximately 89% of total debt at December 31, 1998) 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 6 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 December 31, 1998, 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 \$0.9 million per year. A 10% increase in interest rates would decrease the fair value of the fixed rate debt at December 31, 1998 by approximately \$47.9 million to \$988.7 million. A 10% decrease in interest rates would increase the fair value of the fixed rate debt at December 31, 1998 by approximately \$52.3 million to \$1,088.9 million. A 10% increase in interest rates would decrease the fair value of the Written Options at December 31, 1998 by approximately \$4.0 million to \$9.2 million. A 10% decrease in interest rates would increase the fair value of the Written Options at December 31, 1998 by approximately \$4.5 million to \$17.7 million.

Information relating to the Company's interest rate protection agreement that was settled on November 5, 1998 is disclosed below in this "Management's Discussion and Analysis of Financial Condition and Results of Operations".

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

In 1998, the Company acquired 247 industrial properties comprising approximately 12.3 million square feet of GLA and several land parcels for a total purchase price of approximately \$560.1 million, completed the development of 12 properties and expansions of two properties comprising approximately 2.6 million square feet of GLA at a cost of approximately \$85.9 million and sold 41 in-service properties comprising approximately 2.0 million square feet of GLA and several land parcels for gross proceeds of \$99.9 million (approximately \$56.3 million of the gross sales proceeds were received from the September 1998 Joint Venture to which the Company sold 21 of the 41 properties at the Company's net book value). The gain on sales of real estate was approximately \$5.3 million.

The Company has committed to the construction of 20 development projects totaling approximately 2.5 million square feet of GLA. The estimated total construction costs are approximately \$101.9 million. These

developments are expected to be funded with cash flow from operations as well as borrowings under the Company's 1997 Unsecured Acquisition Facility.

During the period January 1, 1999 through March 12, 1999, the Company acquired or completed development of four industrial properties and one land parcel for a total estimated investment of approximately \$28.0 million. The Company also sold seven industrial properties for approximately \$12.5 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 December 31, 1998, the Company had three industrial properties located in New Jersey comprising approximately 148,874 square feet of GLA held for sale, one industrial property located in Michigan comprising approximately 32,470 square feet of GLA held for sale and one industrial property located in Colorado comprising approximately 26,922 square feet of GLA held for sale. Income from operations of the five industrial properties held for sale for the twelve months ended December 31, 1998, 1997 and 1996 is \$.8 million, \$.6 million and \$.1 million, respectively. Net carrying value of the five industrial properties held for sale at December 31, 1998 is \$9.7 million. There can be no assurance that such properties held for sale will be sold.

INVESTMENT IN JOINT VENTURE

On September 28, 1998, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "September 1998 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies in which the Operating Partnership is the sole member, owns a 10% equity interest in the September 1998 Joint Venture and provides property and asset management services to the September 1998 Joint Venture. On or after October 2000, under certain circumstances, the Company has the option of purchasing all of the properties owned by the September 1998 Joint Venture at a price determined by the provisions of the co-ownership agreement between the Company and the September 1998 Joint Venture's other partner. The Company received approximately \$2.3 million (net of the intercompany elimination) in acquisition, asset management and property management fees in 1998 from the September 1998 Joint Venture. The Company accounts for the September 1998 Joint Venture under the equity method of accounting. As of December 31, 1998, the September 1998 Joint Venture owned 130 industrial properties comprising approximately 6.3 million square feet of GLA.

MORTGAGE LOANS AND SENIOR UNSECURED DEBT

On April 16, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$2.5 million (the "Acquisition Mortgage Loan IV"). The Acquisition Mortgage Loan IV is collateralized by one property in Baltimore, Maryland, bears interest at a fixed rate of 8.95% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan IV matures on October 1, 2006. The Acquisition Mortgage Loan IV may be prepaid only after October 2001 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On July 16, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$2.6 million (the "Acquisition Mortgage Loan V"). The Acquisition Mortgage Loan V is collateralized by one property in Tampa, Florida, bears interest at a fixed rate of 9.01% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan V matures on September 1, 2006. The Acquisition Mortgage Loan V may be prepaid only after August 2002 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On August 31, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$1.0 million (the "Acquisition Mortgage Loan VI"). The Acquisition Mortgage Loan VI is collateralized by one property in Portland, Oregon, bears interest at a fixed rate of 8.875% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan VI matures on November 1, 2006. The Acquisition Mortgage Loan VI may be prepaid only after September 2001 in exchange for a 3% prepayment fee.

On August 31, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$1.4 million (the "Acquisition Mortgage Loan VII"). The Acquisition Mortgage Loan VII is collateralized by one property in Milwaukie, Oregon, bears interest at a fixed rate of 9.75% and provides for monthly principal and interest payments based on a 25-year amortization schedule. The Acquisition Mortgage Loan VII matures on March 15, 2002. The Acquisition Mortgage Loan VII may be prepaid only after December 2001.

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 is collateralized by three properties in Richland Hills, Texas, bears interest at a fixed rate of 8.450% and provides for monthly principal and interest payments based on a 143-month amortization schedule. The Acquisition Mortgage Loan VIII matures on July 1, 2009.

On March 31, 1998, the Company, through the Operating Partnership, issued \$100.0 million of Dealer remarketable securities which mature on April 5, 2011 and bear a coupon interest rate of 6.50% (the "2011 Drs."). The issue price of the 2011 Drs. was 99.753%. Interest is paid semi-annually in arrears on April 5 and October 5. The 2011 Drs. are callable (the "Call Option"), at the option of J.P. Morgan Securities, Inc., as Remarketing Dealer (the "Remarketing Dealer"), on April 5, 2001 (the "Remarketing Date"). The Company received approximately \$2.8 million of proceeds from the Remarketing Dealer as consideration for the Call Option. The Company is amortizing these proceeds over the life of the Call Option as an adjustment to interest expense. 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 upon a predetermined formula as disclosed in the related Prospectus Supplement. If the Remarketing Dealer elects not to remarket the 2011 Drs., then the Operating Partnership will be required to repurchase, on the Remarketing Date, any 2011 Drs. that have not been purchased by the Remarketing Dealer at 100% of the principal amount thereof, plus accrued and unpaid interest, if any. The Company also settled an interest rate protection agreement, in the notional amount of \$100.0 million, which was used to fix the interest rate on the 2011 Drs. prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2011 Drs. as an adjustment to interest expense. The 2011 Drs. contain certain covenants including limitations on incurrence of debt and debt service coverage.

On July 14, 1998, the Company, through the Operating Partnership, issued \$200.0 million of senior unsecured debt which matures on July 15, 2028 and bears a coupon interest rate of 7.60% (the "2028 Notes"). The issue price of the 2028 Notes was 99.882%. Interest is paid semi-annually in arrears on January 15 and July 15. The Company also settled interest rate protection agreements, in the notional amount of \$150.0 million, which were used to fix the interest rate on the 2028 Notes prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreements are being amortized over the life of the 2028 Notes as an adjustment to the interest expense. The 2028 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage. Approximately \$50.0 million of the 2028 Notes was purchased, through a broker/dealer, by an entity in which a Director of the Company owns greater than a ten percent interest.

On November 5, 1998 the Company, through the Operating Partnership, settled its remaining interest rate protection agreement which was scheduled to expire on January 4, 1999. This agreement was entered into in December 1997 in anticipation of 1998 senior unsecured debt offerings. Due to the changing market conditions and the Company's expectation that it would not issue debt securities associated with the interest rate protection agreement, the Company settled its position. As a result, the Company recognized an expense of approximately \$8.5 million associated with the settlement of this interest rate protection agreement in the fourth quarter of 1998.

ISSUANCE OF PREFERRED STOCK, COMMON STOCK AND EMPLOYEE STOCK OPTIONS

On February 4, 1998, the Company issued 5,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 7.95%, \$.01 par value, Series D Cumulative Preferred Stock (the "Series D Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series D Preferred Stock represented by the Depositary Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the dividends and amounts upon liquidation, dissolution or winding up, the Series D Preferred Stock ranks senior to payments on the Company's \$.01 par value common stock ("Common Stock") and pari passu with the Company's 9 1/2%, \$.01 par value, Series A Cumulative Preferred Stock (the "Series A Preferred Stock"), 8 3/4%, \$.01 par value,

Series B Cumulative Preferred Stock (the "Series B Preferred Stock"), 8 5/8%, \$.01 par value, Series C Cumulative Preferred Stock (the "Series C Preferred Stock") and Series E Preferred Stock (defined below); however, the Series A Preferred Stock has the benefit of a guarantee by First Industrial Securities, L.P. The Series D Preferred Stock is not redeemable prior to February 4, 2003. On and after February 4, 2003, the Series D Preferred Stock is redeemable for cash at the option of the Company, in whole or part, at a redemption price equivalent to \$25 per Depository Share, or \$125.0 million in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series D Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On March 18, 1998, the Company issued 3,000,000 Depository Shares, each representing 1/100th of a share of the Company's 7.90%, \$.01 par value, Series E Cumulative Preferred Stock (the "Series E Preferred Stock"), at an initial offering price of \$25 per Depository Share. Dividends on the Series E Preferred Stock represented by the Depository Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series E Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock and Series D Preferred Stock; however, the Series A Preferred Stock has the benefit of a guarantee by First Industrial Securities, L.P. The Series E Preferred Stock is not redeemable prior to March 18, 2003. On and after March 18, 2003, the Series E Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depository Share, or \$75.0 million in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series E Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On April 23, 1998, the Company issued, in a private placement, 1,112,644 shares of \$.01 par value Common Stock (the "April 1998 Equity Offering"). The price per share in the April 1998 Equity Offering was \$32.625, resulting in gross offering proceeds of \$36.3 million. Proceeds to the Company, net of purchaser's discount and total offering expenses, were approximately \$33.1 million.

During 1998 the Company awarded 51,850 shares of restricted Common Stock to certain employees and 2,769 shares of restricted Common Stock to certain Directors. Other employees of the Company converted certain employee stock options to 13,602 shares of restricted Common Stock. These shares of restricted Common Stock had a fair value of \$2.3 million on the date of grant. The restricted Common Stock vests over a period from five to ten years. Compensation expense will be charged to earnings over the respective vesting period.

On January 2, 1998, the Company granted 4,370,000 non-qualified employee stock options. These stock options vest over three years based upon certain performance measures. The stock options have a strike price of \$35.8125 per share and expire ten years from the date of grant.

On May 14, 1998, the Company granted 899,000 non-qualified employee stock options. These stock-options vest over one year and have a strike price of \$31.13 per share. These stock options expire between seven and ten years from the date of grant.

On November 11, 1998, the Company granted 13,700 non-qualified employee stock options. These stock-options vest immediately and have a strike price of \$30.00 per share. These stock options expire three years from the date of grant.

On December 3, 1998, the Company granted 40,000 non-qualified employee stock options to two senior executive officers of the Company. These stock-options vest immediately and have a strike price of \$24.00 per share. These stock options expire ten years from the date of grant.

DIVIDENDS/DISTRIBUTIONS

On January 20, 1998, the Company and the Operating Partnership paid a fourth quarter 1997 distribution of \$.53 per common share/Unit, totaling approximately \$22.0 million. On April 20, 1998, the Company and Operating Partnership paid a first quarter 1998 distribution of \$.53 per common share/Unit, totaling approximately \$22.5 million. On July 20, 1998, the Company and the Operating Partnership paid a second quarter 1998 distribution of \$.53 per common share/Unit, totaling approximately \$23.6 million. On October 19, 1998, the Company and the Operating Partnership paid a third quarter 1998 distribution of \$.53 per common share/Unit, totaling approximately \$23.7 million.

million. On January 19, 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 March 31, 1998, the Company paid first quarter preferred stock dividends of \$.59375 per share on its Series A Preferred Stock, \$54.688 per share (equivalent to \$.54688 per Depositary Share) on its Series B Preferred Stock, \$53.906 per share (equivalent to \$.53906 per Depositary Share) on its Series C Preferred Stock and a period prorated first quarter preferred stock dividend of \$30.365 per share (equivalent to \$.30365 per Depositary Share) on its Series D Preferred Stock. The preferred stock dividends paid on March 31, 1998 totaled, in the aggregate, approximately \$5.8 million. On March 31, 1998, the Company accrued a first quarter period prorated preferred stock dividend of \$7.13194 per share (equivalent to \$.0713194 per Depositary Share), totaling \$.2 million, on its Series E Preferred Stock.

On June 30, 1998, 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 Depositary Share) on its Series B Preferred Stock, \$53.906 per share (equivalent to \$.53906 per Depositary Share) on its Series C Preferred Stock and \$49.687 per share (equivalent to \$.49687 per Depositary Share) on its Series D Preferred Stock and a period prorated first quarter dividend and a second quarter dividend totaling \$56.5069 per share (equivalent to \$.565069 per Depositary Share) on its Series E Preferred Stock. The preferred stock dividends paid on June 30, 1998 totaled, in the aggregate, approximately \$8.4 million.

On September 30, 1998, 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 Depositary Share) on its Series B Preferred Stock, \$53.906 per share (equivalent to \$.53906 per Depositary Share) on its Series C Preferred Stock and \$49.687 per share (equivalent to \$.49687 per Depositary Share) on its Series D Preferred Stock and \$49.375 per share (equivalent to \$.49375 per Depositary Share) on its Series E Preferred Stock. The preferred stock dividends paid on September 30, 1998 totaled, in the aggregate, approximately \$8.2 million.

On December 31, 1998, the Company paid fourth quarter preferred stock dividends of \$.59375 per share on its Series A Preferred Stock, \$54.688 per share (equivalent to \$.54688 per Depositary Share) on its Series B Preferred Stock, \$53.906 per share (equivalent to \$.53906 per Depositary Share) on its Series C Preferred Stock and \$49.687 per share (equivalent to \$.49687 per Depositary Share) on its Series D Preferred Stock and \$49.375 per share (equivalent to \$.49375 per Depositary Share) on its Series E Preferred Stock. The preferred stock dividends paid on December 31, 1998 totaled, in the aggregate, approximately \$8.2 million.

In March 1999, the Company declared a first quarter dividend of \$.60 per share/Unit on its common stock which is payable on April 19, 1999. The Company also declared a first quarter dividend of \$.59375 per share, \$54.688 per share (\$.54688 per depositary share), \$53.906 per share (\$.53906 per depositary share), \$49.687 per share (\$.49687 per depositary share) and \$49.375 per share (\$.49375 per depositary share) on its Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock, Series D Preferred Stock and Series E Preferred Stock, respectively, which is payable on March 31, 1999.

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 long-term secured and unsecured indebtedness and the issuance of additional equity securities. The Company is also actively considering joint ventures with institutional partners and the disposition of select assets as additional financing strategies. As of December 31, 1998 and March 12, 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 December 31, 1998, borrowings under the 1997 Unsecured Acquisition Facility bore interest at a weighted average interest rate of 6.5%. As of March 12, 1999, the Company had approximately \$156.7 million available in additional borrowings under the 1997 Unsecured Acquisition Facility.

RELATED PARTY TRANSACTIONS

The Company often obtains title insurance coverage for its properties from an entity for which an independent Director of the Company became the President, Chief Executive Officer and a Director in 1996.

From time to time, the Company utilizes real estate brokerage services from CB Richard Ellis for which a relative of one of the Company's officers/Directors is an employee.

On November 19, 1997, the Company exercised an option that was granted on March 19, 1996 to purchase a 100,000 square foot bulk warehouse property located in Indianapolis, Indiana for approximately \$3.3 million. The property was purchased from a partnership in which one of the Company's officers owned a 33.0% interest.

From time to time, the Company utilizes leasing services from an entity for which one of the Company's former officers located in a regional office owns a 62.5% ownership interest. For the year ended December 31, 1998, the Company has paid approximately \$.2 million of leasing commissions to this entity.

On July 16, 1998, the Company, through the Operating Partnership, completed an acquisition of a real estate firm of which a former officer and an employee of the Company owned a 77.5% interest. Gross proceeds to the real estate firm totaled approximately \$2.3 million. In conjunction with the acquisition of the real estate firm, the Company also acquired an industrial property from this same entity for a purchase price of approximately \$3.2 million, excluding costs incurred in connection with the acquisition of the property.

On June 23, 1998, the Company, through the Operating Partnership, purchased a 292,471 square foot light industrial property located in Denver, Colorado for approximately \$12.2 million. The property was purchased from a company in which one of the Company's officers owned a 12.08% interest.

Of the 247 industrial properties purchased by the Company during the year ended December 31, 1998, four industrial properties were purchased from Western Suburban Industrial Investments Limited Partnership ("Western") in which the sole general partner, having a 5% interest, was Tomasz/Shidler Investment Corporation, the sole shareholders of which were a Director of the Company and a Director/officer of the Company who also had a 53% and 32% limited partnership interest in Western, respectively. Further, an additional Director/officer of the Company was a limited partner in Western having an interest of 2%. The aggregate purchase price for this acquisition totaled approximately \$7.9 million, excluding costs incurred in conjunction with the acquisition of the properties.

In the fourth quarter of 1998, the Company sold three industrial properties to a former officer and Director of the Company for gross proceeds of approximately \$10.7 million. The former officer and Director has the option of selling the properties back to the Company and the Company has the option of buying the properties from the former officer and Director. The gain on sale from the sale of these properties has been deferred and will be recognized if the above mentioned options are not exercised.

ENVIRONMENTAL

The Company incurred environmental costs of \$.3 million and \$.3 million in 1998 and 1997, respectively. The Company estimates 1999 costs of approximately \$.2 million. The Company estimates that the aggregate cost which needs to be expended in 1999 and beyond with regard to currently identified environmental issues will not exceed approximately \$2.3 million, a substantial amount of which will be the primary responsibility of the tenant, the seller to the Company or another responsible party. This estimate was determined by a third party evaluation.

INFLATION

For the last several years, inflation has not had a significant impact on the Company because of the relatively low inflation rates in the Company's markets of operation. Most of the Company's leases require the tenants to pay

their share of operating expenses, including common area maintenance, real estate taxes and insurance, thereby reducing the Company's exposure to increases in costs and operating expenses resulting from inflation. In addition, many of the outstanding leases expire within five years which may enable the Company to replace existing leases with new leases at higher base rentals if rents of existing leases are below the then-existing market rate.

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. Of the tenant surveys processed to date, all have stated that they are either Year 2000 compliant or will be Year 2000 compliant by the end of 1999. The Company plans to complete its assessment of Year 2000 compliance by such parties by June 30, 1999. 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's 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. 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 does not believe 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.

OTHER

In June 1997, the Financial Accounting Standards Board (the "FASB") issued Statement of Financial Accounting Standards No. 130, "Reporting Comprehensive Income". This statement, effective for fiscal years beginning after December 15, 1997, requires the Company to report components of comprehensive income in a financial statement that is displayed with the same prominence as other financial statements. Comprehensive income is defined by Concepts Statement No. 6, "Elements of Financial Statements" as the change in the equity of a business enterprise during a period from transactions and other events and circumstances from non-owner sources. It includes all changes in equity during a period except those resulting from investments by owners and distributions to owners. The Company's net income available to common stockholders approximates its comprehensive income as defined in Concepts Statement No. 6, "Elements of Financial Statements".

In June 1997, the FASB issued Statement of Financial Accounting Standards No. 131, "Disclosures about Segments of an Enterprise and Related Information". This statement, effective for financial statements for fiscal years beginning after December 15, 1997, requires that a public business enterprise report financial and descriptive information about its reportable operating segments. Generally, financial information is required to be reported on the basis that it is used internally for evaluating segment performance and deciding how to allocate resources to segments. The sole business of the Company is the owning and the operation of industrial properties. The Company evaluates operating results and allocates resources on a property-by-property basis. Accordingly, the Company has concluded it has a single reportable segment for FAS 131 purposes. Further, all operations are within the United States and no tenant comprises more than 10% of consolidated revenues. Therefore, no additional disclosure due to the adoption of FAS 131 is currently required.

In March 1998, the FASB's Emerging Issues Task Force (the "Task Force") issued Emerging Issues Task Force Issue No. 97-11, "Accounting for Internal Costs Relating to Real Estate Property 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. The Task Force concluded that a property is considered operating if, at the date of acquisition, major construction activity is substantially completed on the property and (a) it is held available for occupancy upon completion of tenant improvements by the acquirer or (b) it is already income producing. The Company adopted EITF 97-11 as of March 19, 1998. Prior to March 19, 1998, the Company capitalized internal costs of preacquisition activities incurred in connection with the acquisition of operating properties. The adoption of EITF 97-11 resulted in a cumulative increase of approximately \$2.7 million in the amount of general and administrative expense reflected in the Company's consolidated statement of operations in 1998.

In April 1998, the Accounting Standards Executive Committee of the American Institute of Certified Public Accountants issued 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. In the second quarter of 1998, the Company reported a cumulative effect of a change in accounting principle in the amount of approximately \$2.0 million to reflect the write-off of the unamortized balance of organizational costs on the Company's balance sheet.

In June 1998, the FASB issued Statement of Financial Accounting Standards No. 133, "Accounting for Derivative Instruments and Hedging Activities". This statement, effective for fiscal years beginning after June 15, 1999, establishes accounting and reporting standards requiring that every derivative instrument, including certain derivative instruments imbedded in other contracts, be recorded in the balance sheet as either an asset or liability measured at its fair value. The statement also requires that the changes in the derivative's fair value be recognized in earnings unless specific hedge accounting criteria are met. The Company is currently assessing the impact of this new statement on its consolidated financial position, liquidity, and results of operations.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Response to this item is included in Item 7. "Management's Discussion and Analysis of Financial Condition and Results of Operations" above.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

See Index to Financial Statements and Financial Statement Schedule on page F-1 of this Form 10-K.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURES

None.

PART III

ITEM 10, 11, 12, 13. DIRECTORS AND EXECUTIVE OFFICERS OF THE REGISTRANT, EXECUTIVE COMPENSATION, SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS

The information required by Item 10, Item 11, Item 12 and Item 13 will be contained in a definitive proxy statement which the Registrant anticipates will be filed no later than April 15, 1999, and thus is incorporated herein by reference in accordance with General Instruction G(3) to Form 10-K.

ITEM 14. EXHIBITS, FINANCIAL STATEMENTS, FINANCIAL STATEMENT SCHEDULE AND REPORTS ON FORM 8-K

(a) FINANCIAL STATEMENTS, FINANCIAL STATEMENT SCHEDULE AND EXHIBITS (1 & 2) See Index To Financial Statements And Financial Statement Schedule On Page F-1 Of This Form 10-K

(3) Exhibits:

Exhibits - - - - -	Description - - - - -
3.1	Amended and Restated Articles of Incorporation of the Company (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.2	Amended and Restated Bylaws of the Company, dated September 4, 1997 (incorporated by reference to Exhibit 1 of the Company's Form 8-K, dated September 4, 1997, as filed on September 29, 1997, File No. 1-13102)
3.3	Articles of Amendment to the Company's Articles of Incorporation, dated June 20, 1994 (incorporated by reference to Exhibit 3.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.4	Articles Supplementary relating to the Company's 9 1/2% Series A Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.4 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.5	Articles of Amendment to the Company's Articles of Incorporation, dated May 31, 1996 (incorporated by reference to Exhibit 3.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.6	Articles Supplementary relating to the Company's 8 3/4% Series B Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
3.7	Articles Supplementary relating to the Company's 8 5/8% Series C Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated June 6, 1997, File No. 1-13102)
3.8	Articles Supplementary relating to the Company's 7.95% Series D Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated February 6, 1998, File No. 1-13102)
3.9	Articles Supplementary relating to the Company's 7.90% Series E Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.9 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
3.10	Articles Supplementary relating to the Company's Junior Participating Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.10 of Form S-3 of the Company and First Industrial, L.P. dated September 24, 1997, Registration No. 333-29879)
4.1	Form of Amended and Restated Articles of Incorporation of First Industrial Securities Corporation (incorporated by reference to Exhibit 4.5 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.2	Form of Articles Supplementary of First Industrial Securities Corporation (incorporated by reference to Exhibit 4.6 of the Company's Registration Statement on Form S-3, File No. 33-97014)

Exhibits	Description
4.3	Form of Guarantee and Payment Agreement between First Industrial Securities, L.P. and First Industrial Securities Corporation for the benefit of American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.8 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.4	Form of Agency and Advance Agreement among First Industrial Realty Trust, Inc., First Industrial Securities, L.P. and American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.9 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.5	Form of Guarantee Agency Agreement among First Industrial Realty Trust, Inc., First Industrial Securities, L.P. and American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.10 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.6	Form of Limited Partnership Agreement of First Industrial Securities, L.P. (incorporated by reference to Exhibit 4.3 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.7	Deposit Agreement, dated May 14, 1997, by and among the Company, First Chicago Trust Company of New York and holders from time to time of Depositary Receipts (incorporated by reference to Exhibit 4.3 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
4.8	Deposit Agreement, dated June 6, 1997, by and among the Company, First Chicago Trust Company of New York and holders from time to time of Depositary Receipts (incorporated by reference to Exhibit 4.2 of the Form 8-K of the Company, dated June 6, 1997, File No. 1-13102)
4.9	Deposit Agreement, dated February 6, 1998, by and among the Company, First Chicago Trust Company of New York and holders from time to time of Depositary Receipts (incorporated by reference to Exhibit 4.2 of the Form 8-K of the Company, dated February 6, 1998, File No. 1-13102)
4.10	Deposit Agreement, dated March 18, 1998, by and among the Company, First Chicago Trust Company of New York and holders from time to time of Depositary Receipts (incorporated by reference to Exhibit 4.12 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
4.11	Indenture, dated as of May 13, 1997, between First Industrial, L.P. and First Trust National Association, as Trustee (incorporated by reference to Exhibit 4.1 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
4.12	Supplemental Indenture No. 1, dated as of May 13, 1997, between First Industrial, L.P. and First Trust National Association as Trustee relating to \$150 million of 7.60% Notes due 2007 and \$100 million of 7.15% Notes due 2027 (incorporated by reference to Exhibit 4.2 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
4.13	Supplemental Indenture No. 2, dated as of May 22, 1997, between First Industrial, L.P. and First Trust National Association as Trustee relating to \$100 million of 7 3/8% Notes due 2011 (incorporated by reference to Exhibit 4.4 of the Form 10-Q of First Industrial, L.P. for the fiscal quarter ended March 31, 1997, File No. 333-21873)
4.14	Supplemental Indenture No. 3 dated October 28, 1997 between First Industrial, L.P. and First Trust National Association providing for the issuance of Medium-term Notes due Nine Months or more from Date of Issue (incorporated by reference to Exhibit 4.1 of Form 8-K of First Industrial, L.P., dated November 3, 1997, as filed November 3, 1997, File No. 333-21873)

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4.15	6.90% Medium-Term Note due 2005 in principal amount of \$50 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.17 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
4.16	7.00% Medium-Term Note due 2006 in principal amount of \$150 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.18 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
4.17	7.50% Medium-Term Note due 2017 in principal amount of \$100 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.19 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
4.18	Trust Agreement, dated as of May 16, 1997, between First Industrial, L.P. and First Bank National Association, as Trustee (incorporated by reference to Exhibit 4.5 of the Form 10-Q of First Industrial, L.P. for the fiscal quarter ended March 31, 1997, File No. 333-21873)
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4.20	Unsecured Revolving Credit Agreement (the "Unsecured Revolving Credit Agreement"), dated as of December 15, 1997, by and among First Industrial, L.P., First Industrial Realty Trust, Inc. and The First National Bank of Chicago, Union Bank of Switzerland, New York Branch and certain other banks (incorporated by reference to Exhibit 4.22 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
4.21	6.50% dealer remarketable security due April 5, 2011 in principal amount of \$100 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.2 of the Form 8-K of First Industrial, L.P. dated April 7, 1998, File No. 333-21873)
4.22	Supplemental Indenture No. 4, dated as of March 26, 1998, between First Industrial, L.P. and First Trust National Trust Association, as Trustee, relating to 6.50% Dealer remarketable securities due April 5, 2011 (incorporated by reference to Exhibit 4.1 of Form 8-K of First Industrial, L.P. dated April 7, 1998, File No. 333-21873)
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4.25	7.60% Notes due 2028 in principal amount of \$200 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.2 of the Form 8-K of First Industrial, L.P. dated July 15, 1998, File No. 333-21873)
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10.14 +	1994 Stock Incentive Plan (incorporated by reference to Exhibit 10.37 of the Company's Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
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12.1 *	Computation of ratios of earnings to fixed charges and preferred stock dividends of the Company
21.1 *	Subsidiaries of the Registrant
23 *	Consent of PricewaterhouseCoopers LLP
27 *	Financial Data Schedule

* Filed herewith.

+ Indicates a compensatory plan or arrangement contemplated by Item 14 a(3) of Form 10-K.

(b) REPORTS ON FORM 8-K AND FORM 8-K/A

Report on Form 8-K filed November 12, 1998, dated November 6, 1998, as amended by the report on Form 8-K/A No. 1 filed January 11, 1999 relating to (i) the acquisition of 74 industrial properties by the Company and (ii) the acquisition of 111 properties by a joint venture arrangement, entered into on September 28, 1998, between the Company, through a limited liability company in which First Industrial, L.P. is the sole member, and an institutional investor. The reports include Combined Historical Statements of Revenues and Certain Expenses for the acquired properties and Pro Forma Balance Sheet and Pro Forma Statements of Operations for the Company.

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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

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.

FIRST INDUSTRIAL REALTY TRUST, INC.

Date: March 16, 1999 By: /s/ Michael W. Brennan

Michael W. Brennan
President, Chief Executive Officer and Director
(Principal Executive Officer)

Date: March 16, 1999 By: /s/ Michael J. Havala

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

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the dates indicated.

Signature -----	Title -----	Date -----
/s/ Jay H. Shidler ----- Jay H. Shidler	Chairman of the Board of Directors	March 16, 1999
/s/ Michael W. Brennan ----- Michael W. Brennan	President, Chief Executive Officer and Director	March 16, 1999
/s/ Michael G. Damone ----- Michael G. Damone	Director of Strategic Planning and Director	March 16, 1999
/s/ John L. Leshner ----- John L. Leshner	Director	March 16, 1999
/s/ Kevin W. Lynch ----- Kevin W. Lynch	Director	March 16, 1999
/s/ John E. Rau ----- John E. Rau	Director	March 16, 1999
/s/ Robert J. Slater ----- Robert J. Slater	Director	March 16, 1999
----- J. Steven Wilson	Director	March 16, 1999

EXHIBIT INDEX

Exhibits	Description
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3.1	Amended and Restated Articles of Incorporation of the Company (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.2	Amended and Restated Bylaws of the Company, dated September 4, 1997 (incorporated by reference to Exhibit 1 of the Company's Form 8-K, dated September 4, 1997, as filed on September 29, 1997, File No. 1-13102)
3.3	Articles of Amendment to the Company's Articles of Incorporation, dated June 20, 1994 (incorporated by reference to Exhibit 3.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.4	Articles Supplementary relating to the Company's 9 1/2% Series A Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.4 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.5	Articles of Amendment to the Company's Articles of Incorporation, dated May 31, 1996 (incorporated by reference to Exhibit 3.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
3.6	Articles Supplementary relating to the Company's 8 3/4% Series B Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
3.7	Articles Supplementary relating to the Company's 8 5/8% Series C Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated June 6, 1997, File No. 1-13102)
3.8	Articles Supplementary relating to the Company's 7.95% Series D Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated February 6, 1998, File No. 1-13102)
3.9	Articles Supplementary relating to the Company's 7.90% Series E Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.9 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
3.10	Articles Supplementary relating to the Company's Junior Participating Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 4.10 of Form S-3 of the Company and First Industrial, L.P. dated September 24, 1997, Registration No. 333-29879)
4.1	Form of Amended and Restated Articles of Incorporation of First Industrial Securities Corporation (incorporated by reference to Exhibit 4.5 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.2	Form of Articles Supplementary of First Industrial Securities Corporation (incorporated by reference to Exhibit 4.6 of the Company's Registration Statement on Form S-3, File No. 33-97014)

Exhibits	Description
4.3	Form of Guarantee and Payment Agreement between First Industrial Securities, L.P. and First Industrial Securities Corporation for the benefit of American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.8 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.4	Form of Agency and Advance Agreement among First Industrial Realty Trust, Inc., First Industrial Securities, L.P. and American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.9 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.5	Form of Guarantee Agency Agreement among First Industrial Realty Trust, Inc., First Industrial Securities, L.P. and American National Bank and Trust Company of Chicago (incorporated by reference to Exhibit 4.10 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.6	Form of Limited Partnership Agreement of First Industrial Securities, L.P. (incorporated by reference to Exhibit 4.3 of the Company's Registration Statement on Form S-3, File No. 33-97014)
4.7	Deposit Agreement, dated May 14, 1997, by and among the Company, First Chicago Trust Company of New York and holders from time to time of Depository Receipts (incorporated by reference to Exhibit 4.3 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1997, as amended by Form 10-Q/A No. 1 of the Company filed May 30, 1997, File No. 1-13102)
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REPORT OF INDEPENDENT ACCOUNTANTS

To the Board of Directors and Stockholders of
First Industrial Realty Trust, Inc.

In our opinion, the accompanying consolidated balance sheets and the related consolidated statements of operations, of changes in stockholders equity and of cash flows present fairly, in all material respects, the financial position of First Industrial Realty Trust, Inc. (the "Company") at December 31, 1998 and 1997, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 1998, in conformity with generally accepted accounting principles. These financial statements are the responsibility of the Company's management; our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits of these statements in accordance with generally accepted auditing standards which require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for the opinion expressed above.

PricewaterhouseCoopers LLP

Chicago, Illinois
February 16, 1999

FIRST INDUSTRIAL REALTY TRUST, INC.
CONSOLIDATED BALANCE SHEETS
(DOLLARS IN THOUSANDS, EXCEPT PER SHARE DATA)

	December 31, 1998	December 31, 1997
	-----	-----
ASSETS		
Assets:		
Investment in Real Estate:		
Land	\$ 406,465	\$ 299,020
Buildings and Improvements	2,137,499	1,663,731
Furniture, Fixtures and Equipment	1,437	1,437
Construction in Progress	37,632	30,158
Less: Accumulated Depreciation	(175,886)	(121,030)
	-----	-----
Net Investment in Real Estate	2,407,147	1,873,316
Cash and Cash Equivalents	21,823	13,222
Restricted Cash	10,965	313,060
Tenant Accounts Receivable, Net	9,982	6,280
Investment in Joint Venture	4,458	--
Deferred Rent Receivable	14,519	10,144
Deferred Financing Costs, Net	12,206	8,594
Prepaid Expenses and Other Assets, Net	73,362	47,547
	-----	-----
Total Assets	\$ 2,554,462	\$ 2,272,163
	=====	=====
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Mortgage Loans Payable	\$ 108,487	\$ 101,198
Defeased Mortgage Loan Payable	--	300,000
Senior Unsecured Debt, Net	948,595	648,994
Acquisition Facilities Payable	134,800	129,400
Accounts Payable and Accrued Expenses	72,963	50,373
Rents Received in Advance and Security Deposits	18,592	14,104
Dividends/Distributions Payable	27,081	22,010
	-----	-----
Total Liabilities	1,310,518	1,266,079
	-----	-----
Minority Interest	189,168	151,494
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 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; and 1,650,000, 40,000 and 20,000 shares of Series A, B and C Cumulative Preferred Stock, respectively, issued and outstanding at December 31, 1997 having a liquidation preference of \$25 per share (\$41,250), \$2,500 per share (\$100,000) and \$2,500 per share (\$50,000), respectively).....	18	17
Common Stock (\$.01 par value, 100,000,000 shares authorized, 37,932,015 and 36,433,859 shares issued and outstanding at December 31, 1998 and 1997, respectively).....	379	364
Additional Paid-in-Capital.....	1,171,896	934,622
Distributions in Excess of Accumulated Earnings	(114,205)	(76,996)
Unearned Value of Restricted Stock Grants	(3,312)	(3,417)
	-----	-----
Total Stockholders' Equity	1,054,776	854,590
	-----	-----
Total Liabilities and Stockholders' Equity	\$ 2,554,462	\$ 2,272,163
	=====	=====

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)

	Year Ended December 31, 1998 -----	Year Ended December 31, 1997 -----	Year Ended December 31, 1998 -----
Revenues:			
Rental Income	\$ 281,660	\$ 164,389	\$ 109,113
Tenant Recoveries and Other Income	68,042	46,028	30,942
Interest Income- Defeasance	--	12,786	--
	-----	-----	-----
Total Revenues	349,702	223,203	140,055
	-----	-----	-----
Expenses:			
Real Estate Taxes	55,544	34,653	23,371
Repairs and Maintenance	15,303	8,278	5,408
Property Management	13,643	7,850	5,067
Utilities	9,475	5,801	3,582
Insurance	934	568	877
Other	4,585	2,612	919
General and Administrative	12,983	6,248	4,018
Interest Expense	71,833	49,859	28,954
Amortization of Interest Rate Protection Agreements and Deferred Financing Costs	917	2,812	3,286
Depreciation and Other Amortization	63,805	39,573	28,049
Restructuring and Abandoned Pursuit Costs Charge	11,941	--	--
	-----	-----	-----
Total Expenses	260,963	158,254	103,531
	-----	-----	-----
Income from Operations Before Equity in Income of Joint Venture, Income Allocated to Minority Interest and Disposition of Interest Rate Protection Agreements			
	88,739	64,949	36,524
Equity in Income of Joint Venture	45	--	--
Income Allocated to Minority Interest	(7,961)	(5,312)	(2,931)
Disposition of Interest Rate Protection Agreement	(8,475)	1,430	--
	-----	-----	-----
Income from Operations	72,348	61,067	33,593
Gain on Sales of Properties	5,349	5,003	4,344
	-----	-----	-----
Income Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	77,697	66,070	37,937
Extraordinary Loss	--	(14,124)	(2,273)
Cumulative Effect of Change in Accounting Principle	(1,976)	--	--
	-----	-----	-----
Net Income	75,721	51,946	35,664
Preferred Stock Dividends	(30,610)	(11,856)	(3,919)
	-----	-----	-----
Net Income Available to Common Stockholders	\$ 45,111	\$ 40,090	\$ 31,745
	=====	=====	=====
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle Per Weighted Average Common Share Outstanding:			
Basic	\$ 1.26	\$ 1.72	\$ 1.37
	=====	=====	=====
Diluted	\$ 1.25	\$ 1.70	\$ 1.37
	=====	=====	=====
Net Income Available to Common Stockholders Per Weighted Average Common Share Outstanding:			
Basic	\$ 1.20	\$ 1.27	\$ 1.28
	=====	=====	=====
Diluted	\$ 1.20	\$ 1.26	\$ 1.28
	=====	=====	=====

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

FIRST INDUSTRIAL REALTY TRUST, INC.
 CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY
 (DOLLARS IN THOUSANDS, EXCEPT PER SHARE DATA)

	Total	Preferred Stock	Common Stock	Additional Paid-In Capital
	-----	-----	-----	-----
Balance at December 31, 1995	\$ 306,023	\$ 17	\$ 190	\$ 338,907
Net Proceeds from Issuance of Common Stock	244,040	--	109	243,931
Exercise of Stock Options	228	--	--	228
Preferred Stock Dividends (\$2.375 per Series A Share)	(3,919)	--	--	--
Distributions (\$1.9675 per Share/Unit)	(54,318)	--	--	--
Net Income Before Minority Interest	38,595	--	--	--
Minority Interest:				
Allocation of Income	(2,931)	--	--	--
Distributions (\$1.9675 per Unit)	3,900	--	--	--
Conversion of Units to Common Stock	943	--	--	943
	-----	-----	-----	-----
Balance at December 31, 1996	532,561	17	299	584,009
Net Proceeds from Issuance of Preferred Stock	144,289	--	--	144,289
Net Proceeds from Issuance of Common Stock	195,456	--	60	195,396
Exercise of Stock Options	3,883	--	2	3,881
Issuance of Restricted Stock	--	--	1	3,654
Amortization of Restricted Stock Grants	238	--	--	--
Preferred Stock Dividends (\$2.375 per Series A Share, \$137.326 per Series B Share and \$122.029 per Series C Share)	(11,856)	--	--	--
Distributions (\$2.045 per Share/Unit)	(73,836)	--	--	--
Net Income Before Minority Interest	57,258	--	--	--
Minority Interest:				
Allocation of Income	(5,312)	--	--	--
Distributions (\$2.045 per Unit)	8,514	--	--	--
Conversion of Units to Common Stock	3,395	--	2	3,393
	-----	-----	-----	-----
Balance at December 31, 1997	854,590	17	364	934,622
Net Proceeds from Issuance of Preferred Stock	192,700	1	--	192,699
Net Proceeds from Issuance of Common Stock	34,552	--	11	34,541
Exercise of Stock Options	2,543	--	1	2,542
Issuance of Restricted Stock	--	--	1	2,344
Amortization of Restricted Stock Grants	2,450	--	--	--
Preferred Stock Dividends (\$2.375 per Series A Share, \$218.750 per Series B Share, \$215.624 per Series C Share, \$179.426 per Series D Share and \$155.257 per Series E Share)	(30,610)	--	--	--
Distributions (\$2.19 per Share/Unit)	(96,868)	--	--	--
Net Income Before Minority Interest	83,682	--	--	--
Minority Interest:				
Allocation of Income	(7,961)	--	--	--
Distributions (\$2.19 per Unit)	14,548	--	--	--
Conversion of Units to Common Stock	5,150	--	2	5,148
	-----	-----	-----	-----
Balance at December 31, 1998	\$ 1,054,776	\$ 18	\$ 379	\$ 1,171,896
	=====	=====	=====	=====

	Retained Earnings	Distribution In Excess of Accum. Earnings	Unearned Value of Rest. Stock Grants
	-----	-----	-----
Balance at December 31, 1995	\$ --	\$ (33,091)	\$ --
Net Proceeds from Issuance of Common Stock	--	--	--
Exercise of Stock Options	--	--	--
Preferred Stock Dividends (\$2.375 per Series A Share)	(3,919)	--	--
Distributions (\$1.9675 per Share/Unit)	(34,676)	(19,642)	--
Net Income Before Minority Interest	38,595	--	--

Minority Interest:			
Allocation of Income	--	(2,931)	--
Distributions (\$1.9675 per Unit)	--	3,900	--
Conversion of Units to Common Stock	--	--	--
	-----	-----	-----
Balance at December 31, 1996	--	(51,764)	--
Net Proceeds from Issuance of Preferred Stock	--	--	--
Net Proceeds from Issuance of Common Stock	--	--	--
Exercise of Stock Options	--	--	--
Issuance of Restricted Stock	--	--	(3,655)
Amortization of Restricted Stock Grants	--	--	238
Preferred Stock Dividends (\$2.375 per Series A Share, \$137.326 per Series B Share and \$122.029 per Series C Share)	(11,856)	--	--
Distributions (\$2.045 per Share/Unit)	(45,402)	(28,434)	--
Net Income Before Minority Interest	57,258	--	--
Minority Interest:			
Allocation of Income	--	(5,312)	--
Distributions (\$2.045 per Unit)	--	8,514	--
Conversion of Units to Common Stock	--	--	--
	-----	-----	-----
Balance at December 31, 1997	--	(76,996)	(3,417)
Net Proceeds from Issuance of Preferred Stock	--	--	--
Net Proceeds from Issuance of Common Stock	--	--	--
Exercise of Stock Options	--	--	--
Issuance of Restricted Stock	--	--	(2,345)
Amortization of Restricted Stock Grants	--	--	2,450
Preferred Stock Dividends (\$2.375 per Series A Share, \$218.750 per Series B Share, \$215.624 per Series C Share, \$179.426 per Series D Share and \$155.257 per Series E Share)	(30,610)	--	--
Distributions (\$2.19 per Share/Unit)	(53,072)	(43,796)	--
Net Income Before Minority Interest	83,682	--	--
Minority Interest:			
Allocation of Income	--	(7,961)	--
Distributions (\$2.19 per Unit)	--	14,548	--
Conversion of Units to Common Stock	--	--	--
	-----	-----	-----
Balance at December 31, 1998	\$ --	\$(114,205)	\$ (3,312)
	=====	=====	=====

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

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

	Year Ended December 31, 1998	Year Ended December 31, 1997	Year Ended December 31, 1996
	-----	-----	-----
CASH FLOWS FROM OPERATING ACTIVITIES:			
Net Income	\$ 75,721	\$ 51,946	\$ 35,664
Income Allocated to Minority Interest	7,961	5,312	2,931
	-----	-----	-----
Income Before Minority Interest	83,682	57,258	38,595
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:			
Depreciation	57,565	35,286	24,542
Amortization of Interest Rate Protection Agreement and Deferred Financing Costs	917	2,812	3,286
Other Amortization	8,074	4,353	3,507
Provision for Bad Debts	550	850	100
Equity in Income of Joint Venture	(45)	--	--
Gain on Sales of Properties	(5,349)	(5,003)	(4,344)
Gain from Disposition of Interest Rate Protection Agreements	--	(1,430)	--
Extraordinary Loss	--	14,124	2,273
Cumulative Effect of Change in Accounting Principle	1,976	--	--
Increase in Tenant Accounts Receivable, Prepaid Expenses and Other Assets	(26,595)	(23,034)	(4,448)
Increase in Deferred Rent Receivable	(4,657)	(2,075)	(1,189)
Increase in Accounts Payable and Accrued Expenses and Rents Received in Advance and Security Deposits	29,867	17,644	2,085
Increase in Organization Costs	(396)	(185)	(68)
Decrease (Increase) in Restricted Cash	3,507	2,035	(1,718)
	-----	-----	-----
Net Cash Provided by Operating Activities	149,096	102,635	62,621
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase of and Additions to Investment in Real Estate	(625,027)	(827,871)	(257,156)
Proceeds from Sale of Investment in Real Estate	99,904	33,658	14,972
Investment in Joint Venture	(4,413)	--	--
Funding of Mortgage Loans Receivable	--	(18,785)	--
Repayment of Mortgage Loans Receivable	1,394	4,751	--
(Increase) Decrease in Restricted Cash	(7,412)	2,742	1,613
	-----	-----	-----
Net Cash Used in Investing Activities	(535,554)	(805,505)	(240,571)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds from Sale of Common Stock	36,300	200,360	260,703
Common Stock Underwriting Discounts/Offering Costs	(3,159)	(5,221)	(15,190)
Proceeds from Exercise of Employee Stock Options	2,544	3,883	--
Proceeds from Sale of Preferred Stock	200,000	150,000	--
Preferred Stock Underwriting Discounts/Offering Costs	(7,300)	(5,710)	(408)
Proceeds from Sale of Interest Rate Protection Agreements	--	9,950	--
Purchase of Interest Rate Protection Agreements	--	(150)	--
Purchase of U.S. Government Securities	--	(300,000)	--
Proceeds from Maturity of U.S. Government Securities	--	300,000	--
Decrease (Increase) in Restricted Cash- Defeasance	306,000	(306,000)	--
Proceeds from Senior Unsecured Debt	299,517	983,757	--
Repayment of Senior Unsecured Debt	--	(334,800)	--
Other Proceeds from Senior Unsecured Debt	2,760	2,377	--
Other Costs of Senior Unsecured Debt	(11,890)	(2,294)	--
Dividends/Distributions	(91,796)	(68,107)	(47,991)
Preferred Stock Dividends	(30,610)	(11,856)	(4,387)
Proceeds from Mortgage Loans Payable	--	--	36,750
Repayments on Mortgage Loans Payable	(301,947)	(11,156)	(935)
Proceeds from Acquisition Facilities Payable	531,000	540,100	103,523
Repayments on Acquisition Facilities Payable	(525,600)	(415,100)	(147,357)
Repayment of Construction Loans Payable	--	--	(4,873)
Repayment of Promissory Notes Payable	--	(9,919)	--
Cost of Debt Issuance and Retirement of Debt	(10,760)	(11,668)	(3,158)
	-----	-----	-----
Net Cash Provided by Financing Activities	395,059	708,446	176,677
Net Increase (Decrease) in Cash and Cash Equivalents	8,601	5,576	(1,273)
Cash and Cash Equivalents, Beginning of Period	13,222	7,646	8,919
	-----	-----	-----
Cash and Cash Equivalents, End of Period	\$ 21,823	\$ 13,222	\$ 7,646
	=====	=====	=====

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 PER SHARE DATA)

1. ORGANIZATION AND FORMATION OF COMPANY

First Industrial Realty Trust, Inc. was organized in the state of Maryland on August 10, 1993. First Industrial Realty Trust, Inc. is a real estate investment trust ("REIT") as defined in the Internal Revenue Code.

First Industrial Realty Trust, Inc. and its subsidiaries (the "Company") began operations on July 1, 1994. The Company's operations are conducted primarily through First Industrial, L.P. (the "Operating Partnership") of which the Company is the sole general partner. The Company is the sole stockholder of First Industrial Finance Corporation, First Industrial Pennsylvania Corporation, First Industrial Harrisburg Corporation, First Industrial Securities Corporation, First Industrial Mortgage Corporation, First Industrial Indianapolis Corporation, FI Development Services Corporation and First Industrial Florida Finance Corporation, which are the sole general partners of First Industrial Financing Partnership, L.P. (the "Financing Partnership"), First Industrial Pennsylvania, L.P. (the "Pennsylvania Partnership"), First Industrial Harrisburg, L.P. (the "Harrisburg Partnership"), First Industrial Securities, L.P. (the "Securities Partnership"), First Industrial Mortgage Partnership, L.P. (the "Mortgage Partnership"), First Industrial Indianapolis, L.P. (the "Indianapolis Partnership"), First Industrial Development Services, L.P. and TK-SV, LTD., respectively. The Operating Partnership is the sole limited partner of the Financing Partnership, the Pennsylvania Partnership, the Harrisburg Partnership, the Securities Partnership, the Mortgage Partnership, the Indianapolis Partnership, First Industrial Development Services, L.P. and TK-SV, LTD. The Operating Partnership is also the sole member of limited liability companies (the "L.L.C.'s"), and the majority stockholder of First Industrial Enterprises of Michigan and FR Development Services, Inc. The Company, through wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns a 10% equity interest in, and provides asset and property management services to, a joint venture which invests in industrial properties.

As of December 31, 1998, the Company owned 987 in-service properties located in 25 states, containing an aggregate of approximately 69.3 million square feet (unaudited) of gross leasable area ("GLA"). Of the 987 properties owned by the Company, 840 are held by the Operating Partnership, 23 are held by the Financing Partnership, 19 are held by the Securities Partnership, 23 are held by the Mortgage Partnership, 23 are held by the Pennsylvania Partnership, six are held by the Harrisburg Partnership, six are held by the Indianapolis Partnership, one is held by TK-SV, LTD., 45 are held by limited liability companies of which the Operating Partnership is the sole member, and one is held by First Industrial Development Services, L.P.

2. BASIS OF PRESENTATION

First Industrial Realty Trust, Inc. is the sole general partner of the Operating Partnership, with an approximate 84.0% ownership interest at December 31, 1998. Minority interest at December 31, 1998, represents the approximately 16.0% aggregate partnership interest in the Operating Partnership held by the limited partners thereof.

The consolidated financial statements of the Company at December 31, 1998 and 1997 and for each of the three years ended December 31, 1998 include the accounts and operating results of the Company and its subsidiaries. Such financial statements present the Company's 10% equity interest in the September 1998 Joint Venture (hereinafter defined) under the equity method of accounting. All significant intercompany transactions have been eliminated in consolidation.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 December 31, 1998 and 1997, and the reported amounts of revenues and expenses for the years ended December 31, 1998, 1997 and 1996. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include all cash and liquid investments with an initial maturity of three months or less. The carrying amount approximates fair value due to the short maturity of these investments.

Investment in Real Estate and Depreciation

Purchase accounting has been applied when ownership interests in properties were acquired for cash. The historical cost basis of properties has been carried over when certain ownership interests were exchanged for Operating Partnership units on July 1, 1994 and purchase accounting has been used for all other properties that were subsequently acquired in exchange for Operating Partnership units.

Real estate assets are carried at the lower of depreciated cost or fair value. The Company reviews its properties on a quarterly basis for impairment and provides a provision if impairments are determined. First, to determine if impairment may exist, the Company reviews its properties and identifies those which have had either an event of change or event of circumstances warranting further assessment of recoverability. Then, the Company estimates the fair value of those properties on an individual basis by capitalizing the expected net operating income. Such amounts are then compared to the property's depreciated cost to determine whether an impairment exists. For properties management considers held for sale, the Company ceases depreciating the properties and values the properties at the lower of depreciated cost or fair value.

Interest expense, real estate taxes and other directly related expenses incurred during construction periods are capitalized and depreciated commencing with the date placed in service, on the same basis as the related assets. Depreciation expense is computed using the straight-line method based on the following useful lives:

	Years

Buildings and Improvements	31.5 to 40
Land Improvements	15
Furniture, Fixtures and Equipment	5 to 10

Construction expenditures for tenant improvements, leasehold improvements and leasing commissions are capitalized and amortized over the terms of each specific lease. Repairs and maintenance are charged to expense when incurred. Expenditures for improvements are capitalized.

When assets are sold or retired, their costs and related accumulated depreciation are removed from the accounts with the resulting gains or losses reflected in net income or loss.

Deferred Financing Costs

Deferred financing costs include fees and costs incurred to obtain long-term financing. These fees and costs are being amortized over the terms of the respective loans. Accumulated amortization of deferred financing costs was \$1,246 and \$1,672 at December 31, 1998 and 1997, respectively. Unamortized deferred financing fees are written-off when debt is retired before the maturity date (see Note 12).

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Investment in Joint Venture

Investment in Joint Venture represents the Company's 10% equity interest in the September 1998 Joint Venture (hereinafter defined). The Company accounts for its Investment in Joint Venture under the equity method of accounting. Under the equity method of accounting, the Company's share of earnings or losses of the September 1998 Joint Venture is reflected in income as earned and contributions or distributions increase or decrease, respectively, the Company's Investment in Joint Venture as paid or received, respectively.

Revenue Recognition

Rental income is recognized on a straight-line method under which contractual rent increases are recognized evenly over the lease term. Tenant recovery income includes payments from tenants for taxes, insurance and other property operating expenses and is recognized as revenue in the same period the related expenses are incurred by the Company.

The Company provides an allowance for doubtful accounts against the portion of tenant accounts receivable which is estimated to be uncollectible. Accounts receivable in the consolidated balance sheets are shown net of an allowance for doubtful accounts of \$2,000 and \$1,450 as of December 31, 1998 and December 31, 1997, respectively.

Income Taxes

The Company has elected to be taxed as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). As a result, the Company generally is not subject to federal income taxation at the corporate level to the extent it distributes annually at least 95% of its REIT taxable income, as defined in the Code, to its stockholders and satisfies certain other requirements. Accordingly, no provision has been made for federal income taxes in the accompanying consolidated financial statements.

The Company and certain of its subsidiaries are subject to certain state and local income, excise and franchise taxes. The provision for such state and local taxes has been reflected in general and administrative expense in the consolidated statements of operations and has not been separately stated due to its insignificance.

For federal income tax purposes, the cash distributions paid to stockholders may be characterized as ordinary income, return of capital (generally non-taxable) or capital gains. Distributions paid for the year ended December 31, 1998, totaling \$82,320, are characterized 63.9% (\$1.40 per share) as ordinary income, 34.6% (\$.76 per share) as return of capital and 1.5% (\$.03 per share) as long-term capital gain. Distributions paid for the year ended December 31, 1997, totaling \$65,322, are characterized 62.30% (\$1.274 per share) as ordinary income, 35.60% (\$.728 per share) as return of capital and 2.10% (\$.043 per share) as long-term capital gain. Distributions paid for the year ended December 31, 1996 totaling \$50,418 are characterized 65.97% (\$1.300 per share) as ordinary income and 34.03% (\$.670 per share) as return of capital.

Earnings Per Common Share

The Company has adopted the Financial Accounting Standards Board Statement of Financial Accounting Standards No. 128, "Earnings Per Share" ("FAS 128"). Net income per weighted average share - basic is based on the weighted average common shares outstanding. Net income per weighted average share - diluted is based on the weighted average common shares outstanding plus the effect of in-the-money employee stock options. See Note 13 for the disclosure required under FAS 128.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Fair Value of Financial Instruments

The Company's financial instruments include short-term investments, tenant accounts receivable, accounts payable, other accrued expenses, mortgage loans payable, acquisition facility payable, senior unsecured debt, certain put and call options issued in conjunction with two initial offerings of unsecured debt and interest rate protection agreements. The fair value of the short-term investments, tenant accounts receivable, accounts payable and other accrued expenses was not materially different from their carrying or contract values. See Note 6 for the fair values of the mortgage loans payable, acquisition facility payable, senior unsecured debt, certain put and call options issued in conjunction with initial offerings of unsecured debt and interest rate protection agreements.

Derivative Financial Instruments

The Company's interest rate protection agreements (the "Agreements") were used to limit the interest rate on the Company's \$300,000 mortgage loan and fix the interest rate on anticipated offerings of senior unsecured debt (see Note 9). Receipts or payments resulting from the Agreements that were used to limit the interest rate on the Company's \$300,000 mortgage loan were recognized as adjustments to interest expense. Upon termination of these Agreements, the Company recognized a gain (loss) from the disposition of the Agreements equal to the amount of cash received or paid at termination less the carrying value of the Agreements on the Company's balance sheet. Receipts or payments that resulted from the settlement of Agreements used to fix the interest rate on anticipated offerings of senior unsecured debt are being amortized over the life of the senior unsecured debt that the Agreements were used to hedge as an adjustment to interest expense using the effective interest method (or the straight line method if this method is not materially different from the effective interest method). Any Agreements which no longer qualify for hedge accounting are marked to market and any gain or loss is recognized immediately. The credit risks associated with the Agreements were controlled through the evaluation and monitoring of the creditworthiness of the counterparty. In the event that the counterparty failed to meet the terms of the Agreements, the Company's exposure was limited to the current value of the interest rate differential, not the notional amount, and the Company's carrying value of the Agreements on the balance sheet. The Agreements were executed with creditworthy financial institutions.

Recent Accounting Pronouncements

In June 1997, the Financial Accounting Standards Board (the "FASB") issued Statement of Financial Accounting Standards No. 130, "Reporting Comprehensive Income". This statement, effective for fiscal years beginning after December 15, 1997, requires the Company to report components of comprehensive income in a financial statement that is displayed with the same prominence as other financial statements. Comprehensive income is defined by Concepts Statement No. 6, "Elements of Financial Statements" as the change in the equity of a business enterprise during a period from transactions and other events and circumstances from non-owner sources. It includes all changes in equity during a period except those resulting from investments by owners and distributions to owners. The Company's net income available to common stockholders approximates its comprehensive income as defined in Concepts Statement No. 6, "Elements of Financial Statements".

In June 1997, the FASB issued Statement of Financial Accounting Standards No. 131, "Disclosures about Segments of an Enterprise and Related Information" ("FAS 131"). This statement, effective for financial statements for fiscal years beginning after December 15, 1997, requires that a public business enterprise report financial and descriptive information about its reportable operating segments. Generally, financial information is required to be reported on the basis that it is used internally for evaluating segment performance and deciding how to allocate resources to segments. The sole business of the Company is the owning and the operation of industrial properties. The Company evaluates operating results and allocates resources on a property-by-property basis. Accordingly,

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

the Company has concluded it has a single reportable segment for FAS 131 purposes. Further, all operations are within the United States and no tenant comprises more than 10% of consolidated revenues. Therefore, no additional disclosure due to the adoption of FAS 131 is currently required.

In March 1998, the FASB's Emerging Issues Task Force (the "Task Force") issued Emerging Issues Task Force Issue No. 97-11, "Accounting for Internal Costs Relating to Real Estate Property 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. The Task Force concluded that a property is considered operating if, at the date of acquisition, major construction activity is substantially completed on the property and (a) it is held available for occupancy upon completion of tenant improvements by the acquirer or (b) it is already income producing. The Company adopted EITF 97-11 as of March 19, 1998. Prior to March 19, 1998, the Company capitalized internal costs of preacquisition activities incurred in connection with the acquisition of operating properties. The adoption of EITF 97-11 resulted in a cumulative increase of approximately \$2,700 in the amount of general and administrative expense reflected in the Company's consolidated statement of operations in 1998.

In April 1998, the Accounting Standards Executive Committee of the American Institute of Certified Public Accountants issued 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. In the second quarter of 1998, the Company reported a cumulative effect of a change in accounting principle in the amount of approximately \$1,976 to reflect the write-off of the unamortized balance of organizational costs on the Company's balance sheet.

In June 1998, the FASB issued Statement of Financial Accounting Standards No. 133, "Accounting for Derivative Instruments and Hedging Activities". This statement, effective for fiscal years beginning after June 15, 1999, establishes accounting and reporting standards requiring that every derivative instrument, including certain derivative instruments imbedded in other contracts, be recorded in the balance sheet as either an asset or liability measured at its fair value. The statement also requires that the changes in the derivative's fair value be recognized in earnings unless specific hedge accounting criteria are met. The Company is currently assessing the impact of this new statement on its consolidated financial position, liquidity, and results of operations.

4. INVESTMENT IN JOINT VENTURE

On September 28, 1998, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "September 1998 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 1998 Joint Venture and provides property and asset management services to the September 1998 Joint Venture. On or after October 2000, under certain circumstances, the Company has the option of purchasing all of the properties owned by the September 1998 Joint Venture at a price determined by the provisions in the co-ownership agreement between the Company and the September 1998 Joint Venture's other partner. The Company received approximately \$2,348 (net of the intercompany elimination) in acquisition, asset management and property management fees in 1998 from the September 1998 Joint Venture. The Company accounts for the September 1998 Joint Venture under the equity method of accounting. As of December 31, 1998, the September 1998 Joint Venture owned 130 industrial properties comprising approximately 6.3 million square feet (unaudited) of GLA.

FIRST INDUSTRIAL REALTY TRUST, INC.
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5. 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 December 31, 1998, the Company had three industrial properties located in New Jersey comprising approximately 148,874 square feet (unaudited) of GLA held for sale, one industrial property located in Michigan comprising approximately 32,470 square feet (unaudited) of GLA held for sale and one industrial property located in Colorado comprising approximately 26,922 square feet (unaudited) of GLA held for sale. 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 held for sale by the Company.

	YEAR ENDED		
	1998	1997	1996
Total Revenues	1,481	1,013	183
Operating Expenses	(334)	(170)	(4)
Depreciation and Amortization	(309)	(250)	(87)
	=====	=====	=====
Income from Operations	\$ 838	\$ 593	\$ 92
	=====	=====	=====
Net Carrying Value	\$ 9,720		
	=====		

6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS

Mortgage Loans

On June 30, 1994, the Company, through the Financing Partnership, entered into a \$300,000 mortgage loan (the "1994 Mortgage Loan"). On April 4, 1997, the Company purchased U.S. Government securities as substitute collateral to execute a legal defeasance of the \$300,000 mortgage loan (the "1994 Defeased Mortgage Loan") (See Note 12). Upon the execution of the legal defeasance, 180 of the 195 properties collateralizing the 1994 Defeased Mortgage Loan were released leaving 15 properties and the U.S. Government securities as collateral. On January 2, 1998, the Company used the gross proceeds from the maturity of the U.S. Government securities to pay off and retire the 1994 Defeased Mortgage Loan. Due to the retirement of the 1994 Defeased Mortgage Loan, the remaining 15 properties were released on January 2, 1998. The 1994 Defeased Mortgage Loan provided for interest only payments at a floating interest rate of LIBOR plus 1.40% which such interest rate had been limited to 7.2% from June 30, 1994 through June 30, 1995 through the use of the 1994 Interest Rate Protection Agreement (hereinafter defined). From July 1, 1995 through May 15, 1997, the 1994 Defeased Mortgage Loan's interest rate had been effectively fixed at the rate of 6.97% through the use of the 1995 Interest Rate Protection Agreements (hereinafter defined). From May 16, 1997 through December 31, 1997, the 1994 Defeased Mortgage Loan's interest rate had been limited to 7.2% through the use of the 1997 Interest Rate Protection Agreement (hereinafter defined).

Under the terms of the 1994 Defeased Mortgage Loan, certain cash reserves were required to be and had been set aside for payment of tenant improvements, capital expenditures, interest, real estate taxes, insurance and potential environmental costs as well as certain other cash reserves to pay off and retire the 1994 Defeased Mortgage Loan. The amount of cash reserves for payment of potential environmental costs was determined by the lender and was established at the closing of the 1994 Defeased Mortgage Loan. The amounts included in the cash reserves relating to payments of tenant improvements, capital expenditures, interest, real estate taxes and insurance were determined by the lender and approximated the next periodic payment of such items. At December 31, 1997, these reserves totaled \$310,943 and were included in Restricted Cash. Such cash reserves were invested in a money market fund at December 31, 1997. The maturity of these investments is one day; accordingly, cost approximates fair

FIRST INDUSTRIAL REALTY TRUST, INC.
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6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES
 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

value. On January 2, 1998, \$300,000 of these cash reserves were used to pay down and retire the 1994 Defeased Mortgage Loan, \$6,000 of these cash reserves were used to pay a prepayment fee on the 1994 Defeased Mortgage Loan and the remaining cash reserves were returned to the Company.

On December 29, 1995, the Company, through the Mortgage Partnership, entered into a \$40,200 mortgage loan (the "1995 Mortgage Loan"). In the first quarter of 1996, the Company made a one time paydown of \$200 on the 1995 Mortgage Loan which decreased the outstanding balance to \$40,000. The 1995 Mortgage Loan matures on January 11, 2026 and provides for interest only payments through January 11, 1998, after which monthly principal and interest payments are required based on a 28-year amortization schedule. The interest rate under the 1995 Mortgage Loan is fixed at 7.22% per annum through January 11, 2003. After January 11, 2003, the interest rate adjusts through a predetermined formula based on the applicable Treasury rate. The 1995 Mortgage Loan is collateralized by 23 properties held by the Mortgage Partnership. The 1995 Mortgage Loan may be prepaid after January 2003.

Under the terms of the 1995 Mortgage Loan, certain cash reserves are required to be and have been set aside for refunds of security deposits and payments of capital expenditures, interest, real estate taxes and insurance. The amount of cash reserves segregated for security deposits is adjusted as tenants turn over. The amounts included in the cash reserves relating to payments of capital expenditures, interest, real estate taxes and insurance were determined by the lender and approximate the next periodic payment of such items. At December 31, 1998 and 1997, these reserves totaled \$3,286 and \$2,117, respectively, and are included in Restricted Cash. Such cash reserves were invested in a money market fund at December 31, 1998. The maturity of these investments is one day; accordingly, cost approximates fair value.

On December 14, 1995, the Company, through First Industrial Harrisburg, L.P., entered into a \$6,650 mortgage loan (the "Harrisburg Mortgage Loan") that was collateralized by first mortgage liens on three properties in Harrisburg, Pennsylvania. The Harrisburg Mortgage Loan bore interest at a rate based on LIBOR plus 1.5% or prime plus 2.25%, at the Company's option, and provided for interest only payments through May 31, 1996, with monthly principal and interest payments required subsequently based on a 26.5-year amortization schedule. On December 15, 1997, the Company paid off and retired the Harrisburg Mortgage Loan (see Note 12).

On March 20, 1996, the Company, through the Operating Partnership, and the Indianapolis Partnership, entered into a \$36,750 mortgage loan (the "CIGNA Loan") that is collateralized by seven properties in Indianapolis, Indiana and three properties in Cincinnati, Ohio. The CIGNA Loan bears interest at a fixed interest rate of 7.50% and provides for monthly principal and interest payments based on a 25-year amortization schedule. The CIGNA Loan matures on April 1, 2003. The CIGNA Loan may be prepaid only after April 1999 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On March 20, 1996, the Company, through the Operating Partnership, assumed a \$6,424 mortgage loan and a \$2,993 mortgage loan (together, the "Assumed Loans") that are collateralized by 13 properties in Indianapolis, Indiana and one property in Indianapolis, Indiana, respectively. The Assumed Loans bear interest at a fixed rate of 9.25% and provide for monthly principal and interest payments based on a 16.75-year amortization schedule. The Assumed Loans mature on January 1, 2013. The Assumed Loans may be prepaid only after December 1999 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

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6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES
 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

In conjunction with an acquisition of a portfolio of properties on January 31, 1997, the Company, through the Operating Partnership, assumed two mortgage loans in the amount of \$3,800 (the "LB Mortgage Loan I") and \$705 (the "LB Mortgage Loan II"). The LB Mortgage Loan I, which was collateralized by a property located in Long Island, New York and provided for interest only payments prior to its maturity date of July 11, 1998, was paid off and retired by the Company on December 19, 1997 (see Note 12). The LB Mortgage Loan II, which is collateralized by a property located in Long Island, New York, is interest free until February, 1998, at which time the LB Mortgage Loan II bears interest at 8.00% and provides for interest only payments prior to maturity. The LB Mortgage Loan II matures 180 days after the completion of a contingent event relating to the environmental status of the property collateralizing the loan.

In conjunction with the acquisition of a portfolio of properties on October 23, 1997, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$4,153 (the "Acquisition Mortgage Loan I"). The Acquisition Mortgage Loan I is collateralized by a property in Bensenville, Illinois, bears interest at a fixed rate of 8.50% and provides for monthly principal and interest payments based on a 15-year amortization schedule. The Acquisition Mortgage Loan I matures on August 1, 2008. The Acquisition Mortgage Loan I may be prepaid after July 1998 in exchange for a prepayment fee.

In conjunction with the acquisition of a portfolio of properties on December 9, 1997, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$7,997 (the "Acquisition Mortgage Loan II"). The Acquisition Mortgage Loan II is collateralized by ten properties in St. Charles, Louisiana, bears interest at a fixed rate of 7.75% and provides for monthly principal and interest payments based on a 22-year amortization schedule. The Acquisition Mortgage Loan II matures on April 1, 2006. The Acquisition Mortgage Loan II may be prepaid only after April 1999 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

In conjunction with the acquisition of a portfolio of properties on December 23, 1997, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$3,598 (the "Acquisition Mortgage Loan III"). The Acquisition Mortgage Loan III is collateralized by two properties in Houston, Texas, bears interest at a fixed interest rate of 8.875% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan III matures on June 1, 2003. The Acquisition Mortgage Loan III may be prepaid only after June 1998 in exchange for the greater of a 2% prepayment fee or a yield maintenance premium.

On April 16, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$2,525 (the "Acquisition Mortgage Loan IV"). The Acquisition Mortgage Loan IV is collateralized by one property in Baltimore, Maryland, bears interest at a fixed rate of 8.95% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan IV matures on October 1, 2006. The Acquisition Mortgage Loan IV may be prepaid only after October 2001 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On July 16, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$2,566 (the "Acquisition Mortgage Loan V"). The Acquisition Mortgage Loan V is collateralized by one property in Tampa, Florida, bears interest at a fixed rate of 9.01% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan V matures on September 1, 2006. The Acquisition Mortgage Loan V may be prepaid only after August 2002 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

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6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES
 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

On August 31, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$965 (the "Acquisition Mortgage Loan VI"). The Acquisition Mortgage Loan VI is collateralized by one property in Portland, Oregon, bears interest at a fixed rate of 8.875% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan VI matures on November 1, 2006. The Acquisition Mortgage Loan VI may be prepaid only after September 2001 in exchange for a 3% prepayment fee.

On August 31, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$1,367 (the "Acquisition Mortgage Loan VII"). The Acquisition Mortgage Loan VII is collateralized by one property in Milwaukie, Oregon, bears interest at a fixed rate of 9.75% and provides for monthly principal and interest payments based on a 25-year amortization schedule. The Acquisition Mortgage Loan VII matures on March 15, 2002. The Acquisition Mortgage Loan VII may be prepaid only after December 2001.

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 is collateralized by three properties in Richland Hills, Texas, bears interest at a fixed rate of 8.45% and provides for monthly principal and interest payments based on a 143-month amortization schedule. The Acquisition Mortgage Loan VIII matures on July 1, 2009.

Senior Unsecured Debt

On April 4, 1997, the Company, through the Operating Partnership, entered into a \$309,800 unsecured loan (the "Defeasance Loan"). The Defeasance Loan bore interest at LIBOR plus 1% and had a scheduled maturity of July 1, 1999. The gross proceeds from the Defeasance Loan were used to purchase U.S. Government Securities as substitute collateral to execute a legal defeasance of the 1994 Defeased Mortgage Loan. The Defeasance Loan was paid off and retired in May, 1997 (see Note 12).

On May 13, 1997, the Company, through the Operating Partnership, issued \$150,000 of senior unsecured debt which matures on May 15, 2007 and bears a coupon interest rate of 7.60% (the "2007 Notes"). The issue price of the 2007 Notes was 99.965%. Interest is paid semi-annually in arrears on May 15 and November 15. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2007 Notes prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2007 Notes as an adjustment to the interest expense. The 2007 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On May 13, 1997, the Company, through the Operating Partnership, issued \$100,000 of senior unsecured debt which matures on May 15, 2027, and bears a coupon interest rate of 7.15% (the "2027 Notes"). The issue price of the 2027 Notes was 99.854%. The 2027 Notes are redeemable, at the option of the holders thereof, on May 15, 2002. Interest is paid semi-annually in arrears on May 15 and November 15. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2027 Notes prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2027 Notes as an adjustment to interest expense. The 2027 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

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 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

On May 22, 1997, the Company, through the Operating Partnership, issued \$100,000 of senior unsecured debt which matures on May 15, 2011 and bears a coupon interest rate of 7.375% (the "2011 Notes"). The issue price of the 2011 Notes was 99.348%. Interest is paid semi-annually in arrears on May 15 and November 15. The 2011 Notes are redeemable, at the option of the holder thereof, on May 15, 2004 (the "Put Option"). The Company received approximately \$1,781 of proceeds from the holder of the 2011 Notes as consideration for the Put Option. The Company amortizes the Put Option amount over the life of the Put Option as an adjustment to interest expense. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2011 Notes prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2011 Notes as an adjustment to interest expense. The 2011 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On November 20, 1997, the Company, through the Operating Partnership, issued \$50,000 of senior unsecured debt which matures on November 21, 2005 and bears a coupon interest rate of 6.90% (the "2005 Notes"). The issue price of the 2005 Notes was 100%. Interest is paid semi-annually in arrears on May 21 and November 21. The 2005 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On November 24, 1997, the Company, through the Operating Partnership, entered into a \$25,000 unsecured loan (the "November 1997 Unsecured Loan"). The November 1997 Unsecured Loan bore interest at LIBOR plus .80% and had a scheduled maturity date of December 31, 1997. The November 1997 Unsecured Loan was paid off and retired on December 5, 1997 (see Note 12).

On December 8, 1997, the Company, through the Operating Partnership, issued \$150,000 of senior unsecured debt which matures on December 1, 2006 and bears a coupon interest rate of 7.00% (the "2006 Notes"). The issue price of the 2006 Notes was 100%. Interest is paid semi-annually in arrears on June 1 and December 1. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2006 Notes prior to issuance. The settlement amount of the interest rate protection agreement is being amortized over the life of the 2006 Notes as an adjustment to interest expense. The 2006 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On December 8, 1997, the Company, through the Operating Partnership, issued \$100,000 of unsecured debt which matures on December 1, 2017 and bears a coupon interest rate of 7.50% (the "2017 Notes"). The issue price of the 2017 Notes was 99.808%. Interest is paid semi-annually in arrears on June 1 and December 1. The Operating Partnership is amortizing the debt issue discount over the life of the 2017 Notes as an adjustment to interest expense. The 2017 Notes may be redeemed at any time at the option of the Company, in whole or in part, at a redemption price equal to the sum of the principal amount of the 2017 Notes being redeemed plus accrued interest thereon to the redemption date and any make-whole amount, as defined in the Prospectus Supplement relating to the 2017 Notes.

On March 31, 1998, the Company, through the Operating Partnership, issued \$100,000 of Dealer remarketable securities which mature on April 5, 2011 and bear a coupon interest rate of 6.50% (the "2011 Drs."). The issue price of the 2011 Drs. was 99.753%. Interest is paid semi-annually in arrears on April 5 and October 5. The 2011 Drs. are callable (the "Call Option"), at the option of J.P. Morgan Securities, Inc., as Remarketing Dealer (the "Remarketing Dealer"), on April 5, 2001 (the "Remarketing Date"). The Company received approximately \$2,760 of proceeds from the Remarketing Dealer as consideration for the Call Option. The Company is amortizing these proceeds over the life of the Call Option as an adjustment to interest expense. 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 upon a predetermined formula as disclosed in the related Prospectus Supplement. If the Remarketing Dealer elects not to remarket the 2011 Drs., then the Operating

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 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

Partnership will be required to repurchase, on the Remarketing Date, any 2011 Drs. that have not been purchased by the Remarketing Dealer at 100% of the principal amount thereof, plus accrued and unpaid interest, if any. The Company also settled an interest rate protection agreement, in the notional amount of \$100,000, which was used to fix the interest rate on the 2011 Drs. prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2011 Drs. as an adjustment to interest expense. The 2011 Drs. contain certain covenants including limitations on incurrence of debt and debt service coverage.

On July 14, 1998, the Company, through the Operating Partnership, issued \$200,000 of senior unsecured debt which matures on July 15, 2028 and bears a coupon interest rate of 7.60% (the "2028 Notes"). The issue price of the 2028 Notes was 99.882%. Interest is paid semi-annually in arrears on January 15 and July 15. The Company also settled interest rate protection agreements, in the notional amount of \$150,000, which were used to fix the interest rate on the 2028 Notes prior to issuance. The debt issue discount and the settlement amount of the interest rate protection agreements are being amortized over the life of the 2028 Notes as an adjustment to the interest expense. The 2028 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage. Approximately \$50,000 of the 2028 Notes was purchased, through a broker/dealer, by an entity in which a Director of the Company owns greater than a ten percent interest.

Acquisition Facilities

In connection with the Initial Offering, the Company, through the Operating Partnership, entered into a \$100,000 collateralized revolving credit facility (the "1994 Acquisition Facility"). During the quarter ended June 30, 1995, the capacity of the 1994 Acquisition Facility was increased to \$150,000. Borrowings under the 1994 Acquisition Facility bore interest at a floating rate equal to LIBOR plus 2.00% or a "Corporate Base Rate" plus .50%, at the Company's election. Effective July 12, 1996, the lenders reduced the interest rate to LIBOR plus 1.75%. In December 1996, the Company terminated the 1994 Acquisition Facility (see Note 12) and entered into a \$200,000 unsecured revolving credit facility (the "1996 Unsecured Acquisition Facility") which initially bore interest at LIBOR plus 1.10% or a "Corporate Base Rate" plus .25% and provided for interest only payments until the maturity date. In December 1997, the Company terminated the 1996 Unsecured Acquisition Facility (see Note 12) and entered into a \$300,000 unsecured revolving credit facility (the "1997 Unsecured Acquisition Facility") which initially bears interest at LIBOR plus .80% or a "Corporate Base Rate" at the Company's election, and provides for interest only payments until maturity. The Company may borrow under the facility to finance the acquisition of additional properties and for other corporate purposes, including to obtain additional working capital. The 1997 Unsecured Acquisition Facility contains certain financial covenants relating to debt service coverage, market value net worth, dividend payout ratio and total funded indebtedness.

In December 1995, the Company, through the Operating Partnership, entered into a \$24,219 collateralized revolving credit facility (the "1995 Credit Line"). The 1995 Credit Line bore interest at a floating rate of LIBOR plus 2.45%. The Company terminated the 1995 Credit Line in February 1996 (See Note 12).

In May 1996, the Company, through the Operating Partnership, entered into a \$10,000 collateralized revolving credit facility (the "1996 Credit Line"). The 1996 Credit Line bore interest at a floating rate from LIBOR plus 2.45% to LIBOR plus 2.75%, depending on the term of the interest rate option. The Company terminated the 1995 Credit Line in November 1996 (See Note 12).

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PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

In September 1996, the Company, through the Operating Partnership, entered into a \$40,000 revolving credit facility ("1996 Acquisition Facility"). Borrowings under the 1996 Acquisition Facility bore interest at a floating rate equal to LIBOR plus 2.00% or a "Corporate Base Rate" plus .50%, at the Company's election. The Company terminated the 1996 Acquisition Facility in November 1996 (see Note 12).

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	MATURITY DATE
	DECEMBER 31, 1998	DECEMBER 31, 1997	DECEMBER 31, 1998	DECEMBER 31, 1997	DECEMBER 31, 1998	
MORTGAGE LOANS PAYABLE, NET						
1995 Mortgage Loan.....	\$ 39,567	\$ 40,000	\$ 167	\$ 168	7.220%	1/11/26
CIGNA Loan.....	35,220	35,813	---	---	7.500%	4/01/03
Assumed Loans.....	8,661	8,950	---	---	9.250%	1/01/13
LB Mortgage Loan II.....	705	705	---	---	8.000%	(1)
Acquisition Mortgage Loan I....	3,864	4,135	---	29	8.500%	8/01/08
Acquisition Mortgage Loan II....	7,828	7,997	51	52	7.750%	4/01/06
Acquisition Mortgage Loan III....	3,485	3,598	26	27	8.875%	6/01/03
Acquisition Mortgage Loan IV....	2,488	---	19	---	8.950%	10/01/06
Acquisition Mortgage Loan V....	2,855 (2)	---	19	---	9.010%	9/01/06
Acquisition Mortgage Loan VI....	1,024 (2)	---	7	---	8.875%	11/01/06
Acquisition Mortgage Loan VII....	1,450 (2)	---	11	---	9.750%	3/15/02
Acquisition Mortgage Loan VIII..	1,340	---	9	---	8.450%	7/01/09
Total.....	<u>\$108,487</u>	<u>\$ 101,198</u>	<u>\$ 309</u>	<u>\$ 276</u>		
DEFEASED MORTGAGE LOAN						
1994 Mortgage Loan.....	\$ ---	\$ 300,000	\$ ---	\$ 1,831	(3)	(3)
SENIOR UNSECURED DEBT, NET						
2005 Notes.....	\$ 50,000	\$ 50,000	\$ 383	\$ 393	6.900%	11/21/05
2006 Notes.....	150,000	150,000	875	671	7.000%	12/01/06
2007 Notes.....	149,956 (4)	149,951	1,457	1,457	7.600%	5/15/07
2011 Notes.....	99,424 (4)	99,377	942	942	7.375%	5/15/11 (5)
2017 Notes.....	99,818 (4)	99,809	625	479	7.500%	12/01/17
2027 Notes.....	99,862 (4)	99,857	914	914	7.150%	5/15/27 (6)
2028 Notes.....	199,768 (4)	---	7,051	---	7.600%	7/15/28
2011 Drs.....	99,767 (4)	---	1,553	---	6.500% (8)	4/05/11 (7)
Total.....	<u>\$948,595</u>	<u>\$ 648,994</u>	<u>\$ 13,800</u>	<u>\$ 4,856</u>		
ACQUISITION FACILITY PAYABLE						
1997 Unsecured Acquisition Facility.....	\$134,800	\$ 129,400	\$ 690	\$ 297	6.493%	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) The Acquisition Mortgage Loan V, the Acquisition Mortgage Loan VI and the Acquisition Mortgage Loan VII are net of unamortized premiums of \$307, \$68 and \$100, respectively.
- (3) The 1994 Defeased Mortgage Loan was paid off and retired on January 2, 1998.
- (4) The 2007 Notes, 2011 Notes, 2017 Notes, 2027 Notes, 2028 Notes and the 2011 Drs. are net of unamortized 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.
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6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES
 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

Fair Value

At December 31, 1998 and 1997, the fair value of the Company's mortgage loans payable, senior unsecured debt, acquisition facility payable and interest rate protection agreements were as follows:

	December 31, 1998		December 31, 1997	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Mortgage Loans Payable	\$ 108,487	\$ 111,305	\$ 101,198	\$ 105,838
Defeased Mortgage Loan Payable	--	--	300,000	300,000
Senior Unsecured Debt	948,595	925,320	648,994	666,954
Acquisition Facility Payable	134,800	134,800	129,400	129,400
Put Option and Call Option	3,438	13,200	1,621	3,720
Interest Rate Protection Agreements	--	--	--	4,974
Total	\$1,195,320	1,184,625	\$1,181,213	\$1,210,886

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

	Amount

1999	\$ 2,266
2000	2,455
2001	137,460
2002	4,104
2003	37,309
Thereafter	1,008,513
Total	\$1,192,107

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

Interest Rate Protection Agreements

In conjunction with obtaining the 1994 Mortgage Loan, the Company, through the Financing Partnership, purchased an interest rate protection agreement (the "1994 Interest Rate Protection Agreement") which effectively limited the interest rate during the initial five-year term of the 1994 Mortgage Loan to 7.20% per annum. Prior to the subsequent replacement of the 1994 Interest Rate Protection Agreement, its cost of \$18,450 had been capitalized and was being amortized over the five-year term of the agreement. Effective July 1, 1995, the Company replaced the 1994 Interest Rate Protection Agreement with new interest rate protection agreements and entered into interest rate swap agreements (together, the "1995 Interest Rate Protection Agreements") with a notional value of \$300,000, which together effectively fixed the annual interest rate on the 1994 Mortgage Loan at 6.97% for six years through June 30, 2001. As a result of the replacement of the interest rate protection agreement, the Company incurred a loss of \$6,400. The costs of the 1995 Interest Rate Protection Agreements had been capitalized and were being amortized over the respective terms of the 1995 Interest Rate Protection Agreements. On May 16, 1997, the Company sold

FIRST INDUSTRIAL REALTY TRUST, INC.
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6. MORTGAGE LOANS, NET, SENIOR UNSECURED DEBT, NET, ACQUISITION FACILITIES
 PAYABLE AND INTEREST RATE PROTECTION AGREEMENTS, CONTINUED

the 1995 Interest Rate Protection Agreements and entered into a new interest rate protection agreement (the "1997 Interest Rate Protection Agreement") at a cost of \$150 with a notional value of \$300,000 which expired at the end of 1997. The 1997 Interest Rate Protection Agreement effectively limited the interest rate on the 1994 Defeased Mortgage Loan to 7.20% until December 31, 1997. The cost of the 1997 Interest Rate Protection Agreement had been capitalized and was being amortized on a straight-line basis over the remaining life of the 1997 Interest Rate Protection Agreement. As of December 31, 1997 the interest rate protection agreements were fully amortized and written off.

7. STOCKHOLDERS' EQUITY

Preferred Stock

In 1995, the Company issued 1,650,000 shares of 9.5%, \$.01 par value, Series A Cumulative Preferred Stock (the "Series A Preferred Stock") at an initial offering price of \$25 per share. Dividends on the Series A Preferred Stock are cumulative from the date of initial issuance and are payable quarterly in arrears. The payment of dividends and amounts upon liquidation, dissolution or winding up ranks senior to the payments on the Company's \$.01 par value common stock ("Common Stock"). The Series A Preferred Stock is not redeemable prior to November 17, 2000. On or after November 17, 2000, the Series A Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at \$25.00 per share, or \$41,250 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series A Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

The payment of dividends on, and payments on liquidation or redemption of, the Series A Preferred Stock is guaranteed by the Securities Partnership (the "Guarantor") pursuant to a Guarantee and Payment Agreement (the "Guarantee Agreement"). The Series A Preferred Stock is the only class of securities of the Company which has the benefit of such guarantee. To the extent the Company fails to make any payment of dividend or pay any portion of the liquidation preference on or the redemption price of any shares of Series A Preferred Stock, the Guarantor will be obligated to pay an amount to each holder of Series A Preferred Stock equal to any such shortfall.

On May 14, 1997, the Company issued 4,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 8 3/4%, \$.01 par value, Series B Cumulative Preferred Stock (the "Series B Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series B Preferred Stock, represented by the Depositary Shares, are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series B Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series A Preferred Stock, Series C Preferred Stock (hereinafter defined), Series D Preferred Stock (hereinafter defined) and Series E Preferred Stock (hereinafter defined). The Series B Preferred Stock is not redeemable prior to May 14, 2002. On or after May 14, 2002, the Series B Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$100,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series B Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On June 6, 1997, the Company issued 2,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 8 5/8%, \$.01 par value, Series C Cumulative Preferred Stock (the "Series C Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series C Preferred Stock, represented by the Depositary Shares, are cumulative from the date of initial issuance and are payable quarterly in arrears. With

FIRST INDUSTRIAL REALTY TRUST, INC.
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7. STOCKHOLDERS' EQUITY, CONTINUED

respect to the payment of dividends and amounts upon liquidation, dissolution or winding-up, the Series C Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series A Preferred Stock, Series B Preferred Stock, Series D Preferred Stock (hereinafter defined) and Series E Preferred Stock (hereinafter defined). The Series C Preferred Stock is not redeemable prior to June 6, 2007. On or after June 6, 2007, the Series C Preferred Stock are redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$50,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series C Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On February 4, 1998, the Company issued 5,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 7.95%, \$.01 par value, Series D Cumulative Preferred Stock (the "Series D Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series D Preferred Stock represented by the Depositary Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the dividends and amounts upon liquidation, dissolution or winding up, the Series D Preferred Stock ranks senior to payments on the Company's \$.01 par value common stock ("Common Stock") and pari passu with the Company's Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock and Series E Preferred Stock (hereinafter defined); however, the Series A Preferred Stock has the benefit of a guarantee by First Industrial Securities, L.P. The Series D Preferred Stock is not redeemable prior to February 4, 2003. On and after February 4, 2003, the Series D Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$125,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series D Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On March 18, 1998, the Company issued 3,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 7.90%, \$.01 par value, Series E Cumulative Preferred Stock (the "Series E Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series E Preferred Stock represented by the Depositary Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series E Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock and Series D Preferred Stock; however, the Series A Preferred Stock has the benefit of a guarantee by First Industrial Securities, L.P. The Series E Preferred Stock is not redeemable prior to March 18, 2003. On and after March 18, 2003, the Series E Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$75,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series E Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

The following table summarizes certain information regarding the Company's preferred stock:

	Stated Value at		Initial Dividend Rate	Optional Redemption Date
	December 31, 1998	December 31, 1997		
Series A Preferred Stock	\$ 41,250	\$ 41,250	9.50%	11/17/00
Series B Preferred Stock	100,000	100,000	8.750%	5/14/02
Series C Preferred Stock	50,000	50,000	8.625%	6/06/07
Series D Preferred Stock	125,000	--	7.950%	2/04/03
Series E Preferred Stock	75,000	--	7.900%	3/18/03
Total	\$ 391,250	\$ 191,250		

FIRST INDUSTRIAL REALTY TRUST, INC.
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7. STOCKHOLDERS' EQUITY, CONTINUED

Common Stock

On February 2, 1996, the Company issued 5,175,000 shares of \$.01 par value common stock (the "February 1996 Equity Offering") inclusive of the underwriters' over-allotment option. The price per share in the February 1996 Equity Offering was \$22, resulting in gross offering proceeds of \$113,850. Proceeds to the Company, net of underwriters' discount and total offering expenses, were approximately \$106,343.

On October 25, 1996, the Company issued 5,750,000 shares of \$.01 par value common stock (the "October 1996 Equity Offering") inclusive of the underwriters' over-allotment option. The price per share in the October 1996 Equity Offering was \$25.50, resulting in gross offering proceeds of \$146,625. Proceeds to the Company, net of underwriters' discount and total offering expenses, were approximately \$137,697.

On September 16, 1997, the Company issued 637,440 shares of \$.01 par value common stock (the "September 1997 Equity Offering"). The price per share in the September 1997 Equity Offering was \$31.38, resulting in gross offering proceeds of \$20,000. Proceeds to the Company, net of underwriters' discount and total offering expenses, were approximately \$18,900.

On October 15, 1997, the Company issued 5,400,000 shares of \$.01 par value common stock (the "October 1997 Equity Offering"). The price per share was \$33.40 resulting in gross offering proceeds of \$180,360. Proceeds to the Company, net of underwriters' discount and the total offering expenses, were approximately \$176,556.

On April 23, 1998, the Company issued, in a private placement, 1,112,644 shares of \$.01 par value Common Stock (the "April 1998 Equity Offering"). The price per share in the April 1998 Equity Offering was \$33.141, resulting in gross offering proceeds of \$36,300. Proceeds to the Company, net of purchaser's discount and total offering expenses, were approximately \$33,141.

Shareholders' Rights Plan

On September 4, 1997, the Board of Directors of the Company declared a dividend distribution of one Preferred Share Purchase Right ("Right") for each outstanding share of common stock, par value \$.01 per share, of the Company (the "Common Stock"). The dividend distribution was made on October 20, 1997 to stockholders of record as of the close of business on October 19, 1997. In addition, a Right will attach to each share of Common Stock issued in the future. Each Right entitles the registered holder to purchase from the Company one one-hundredth of a share of Junior Participating Preferred Stock (the "Junior Preferred Stock"), at a price of \$125 per one one-hundredth of a share (the "Purchase Price"), subject to adjustment. The Rights become exercisable only if a person or group of affiliated or associated persons (an "Acquiring Person") acquires, or obtains the right to acquire, beneficial ownership of Common Stock or other voting securities ("Voting Stock") that have 15% or more of the voting power of the outstanding shares of Voting Stock, or if an Acquiring Person commences or makes an announcement of an intention to commence a tender offer or exchange offer to acquire beneficial ownership of Voting Stock that have 15% or more of the voting power of the outstanding shares of Voting Stock. The Rights will expire on October 19, 2007, unless redeemed earlier by the Company at \$.001 per Right, or exchanged by the Company at an exchange ratio of one share of Common Stock per Right.

In the event that a person becomes an Acquiring Person, each holder of a Right, other than the Acquiring Person, is entitled to receive, upon exercise, (1) Common Stock having a value equal to two times the Purchase Price of the Right or (2) common stock of the acquiring company having a value equal to two times the Purchase Price of the Right.

FIRST INDUSTRIAL REALTY TRUST, INC.
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7. STOCKHOLDERS' EQUITY, CONTINUED

The Junior Preferred Stock ranks junior to all other series of the Company's preferred stock with respect to payment of dividends and as to distributions of assets in liquidation. Each share of Junior Preferred Stock has a quarterly dividend rate per share equal to the greater of \$1.00 or 100 times the per share amount of any dividend (other than a dividend payable in shares of Common Stock or a subdivision of the Common Stock) declared on the Common Stock, subject to certain adjustments. In the event of liquidation, the holder of the Junior Preferred Stock is entitled to receive a preferred liquidation payment per share of \$1.00 (plus accrued and unpaid dividends) or, if greater, an amount equal to 100 times the payment to be made per share of Common Stock, subject to certain adjustments.

Dividends/Distributions

The following table summarizes dividends/distributions for the past two years:

Common Stock/Operating Partnership Units

	Record Date	Payable Date	Dividend/ Distribution per Share/ Unit	Total Dividend Distribution
First Quarter 1997	March 31, 1997	April 21, 1997	\$.50500	\$ 16,904
Second Quarter 1997	June 30, 1997	July 21, 1997	\$.50500	\$ 17,222
Third Quarter 1997	September 30, 1997	October 20, 1997	\$.50500	\$ 17,700
Fourth Quarter 1997	December 31, 1997	January 20, 1998	\$.53000	\$ 22,010
First Quarter 1998	March 31, 1998	April 20, 1998	\$.53000	\$ 22,497
Second Quarter 1998	June 30, 1998	July 20, 1998	\$.53000	\$ 23,555
Third Quarter 1998	September 30, 1998	October 19, 1998	\$.53000	\$ 23,735
Fourth Quarter 1998	December 31, 1998	January 18, 1999	\$.60000	\$ 27,081

Series A Preferred Stock

	Record Date	Payable Date	Dividend per Share	Total Dividend
First Quarter 1997	March 14, 1997	March 31, 1997	\$.59375	\$ 980
Second Quarter 1997	June 13, 1997	June 30, 1997	\$.59375	\$ 980
Third Quarter 1997	September 15, 1997	September 30, 1997	\$.59375	\$ 980
Fourth Quarter 1997	December 15, 1997	December 31, 1997	\$.59375	\$ 980
First Quarter 1998	March 13, 1998	March 31, 1998	\$.59375	\$ 980
Second Quarter 1998	June 15, 1998	June 30, 1998	\$.59375	\$ 980
Third Quarter 1998	September 15, 1998	September 30, 1998	\$.59375	\$ 980
Fourth Quarter 1998	December 15, 1998	December 31, 1998	\$.59375	\$ 980

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7. STOCKHOLDERS' EQUITY, CONTINUED

Series B Preferred Stock

	Record Date	Payable Date	Dividend per Share	Total Dividend
Second Quarter 1997	June 13, 1997	June 30, 1997	\$ 27.95000	\$ 1,119
Third Quarter 1997	September 15, 1997	September 30, 1997	\$ 54.68750	\$ 2,188
Fourth Quarter 1997	December 15, 1997	December 31, 1997	\$ 54.68750	\$ 2,188
First Quarter 1998	March 13, 1998	March 31, 1998	\$ 54.68750	\$ 2,188
Second Quarter 1998	June 15, 1998	June 30, 1998	\$ 54.68750	\$ 2,188
Third Quarter 1998	September 15, 1998	September 30, 1998	\$ 54.68750	\$ 2,188
Fourth Quarter 1998	December 15, 1998	December 31, 1998	\$ 54.68750	\$ 2,188

Series C Preferred Stock

	Record Date	Payable Date	Dividend per Share	Total Dividend
Third Quarter 1997	September 15, 1997	September 30, 1997	\$ 68.12300(1)	\$ 1,363
Fourth Quarter 1997	December 15, 1997	December 31, 1997	\$ 53.90600	\$ 1,078
First Quarter 1998	March 13, 1998	March 31, 1998	\$ 53.90600	\$ 1,078
Second Quarter 1998	June 15, 1998	June 30, 1998	\$ 53.90600	\$ 1,078
Third Quarter 1998	September 15, 1998	September 30, 1998	\$ 53.90600	\$ 1,078
Fourth Quarter 1998	December 15, 1998	December 31, 1998	\$ 53.90600	\$ 1,078

(1) \$14.217 of this dividend relates to the second quarter of 1997.

Series D Preferred Stock

	Record Date	Payable Date	Dividend per Share	Total Dividend
First Quarter 1998	March 13, 1998	March 31, 1998	\$ 30.36500	\$ 1,518
Second Quarter 1998	June 15, 1998	June 30, 1998	\$ 49.68700	\$ 2,484
Third Quarter 1998	September 15, 1998	September 30, 1998	\$ 49.68700	\$ 2,484
Fourth Quarter 1998	December 15, 1998	December 31, 1998	\$ 49.68700	\$ 2,484

Series E Preferred Stock

	Record Date	Payable Date	Dividend per Share	Total Dividend
First Quarter 1998	June 15, 1998	June 30, 1998	\$ 7.13194	\$ 214
Second Quarter 1998	June 15, 1998	June 30, 1998	\$ 49.37500	\$ 1,480
Third Quarter 1998	September 15, 1998	September 31, 1998	\$ 49.37500	\$ 1,480
Fourth Quarter 1998	December 15, 1998	December 31, 1998	\$ 49.37500	\$ 1,480

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8. ACQUISITION AND DEVELOPMENT OF REAL ESTATE

In 1998, the Company acquired 247 industrial properties comprising approximately 12.3 million square feet (unaudited) of GLA for a total purchase price of approximately \$491,504 and completed the development of 12 properties and two expansions comprising approximately 2.6 million square feet (unaudited) of GLA at a cost of approximately \$85,870.

In 1997, the Company acquired 389 industrial properties comprising approximately 22.9 million square feet (unaudited) of GLA for a total purchase price of approximately \$862,350 and completed the development of ten properties and two expansions comprising approximately 1.7 million square feet (unaudited) of GLA at a cost of approximately \$50,246.

In 1996, the Company acquired 112 industrial properties comprising approximately 10.4 million square feet (unaudited) of GLA for a total purchase price of approximately \$252,991 and completed the development of two properties comprising approximately .2 million square feet (unaudited) of GLA at a cost of approximately \$900.

9. DISPOSITION OF INTEREST RATE PROTECTION AGREEMENTS

In November 1998, the Company, through the Operating Partnership, settled its remaining interest rate protection agreement which was scheduled to expire on January 4, 1999. This agreement was entered into in December 1997 in anticipation of 1998 senior unsecured debt offerings. Due to the changing market conditions and the Company's expectation that it would not issue debt securities associated with the interest rate protection agreement, the Company settled its position. As a result, the Company has recognized an expense of approximately \$8,475 associated with the termination of the interest rate protection agreement in the fourth quarter of 1998.

In May 1997, the Company sold the 1995 Interest Rate Protection Agreements for approximately \$9,950. The gain on disposition of the 1995 Interest Rate Protection Agreement totaled approximately \$1,430.

10. RESTRUCTURING AND ABANDONED PURSUIT COSTS CHARGE

In connection with management's plan to improve operating efficiencies and reduce costs, the Company recorded a restructuring and abandoned pursuit costs charge of approximately \$11,941 in the fourth quarter of 1998. The restructuring charge includes approximately \$6,858 in severance costs, of which approximately \$1,206 is non-cash relating to immediate vesting of restricted stock. The cash portion of the severance costs were paid in fiscal year 1999. Approximately \$5,083 of the charge relates to abandoned acquisitions.

11. SALES OF REAL ESTATE

In 1998, the Company sold 41 in-service properties and several parcels of land. Gross proceeds from these sales totaled approximately \$99,904. Approximately \$56,300 of the gross proceeds were received from the September 1998 Joint Venture (the Company sold 21 of the 41 properties to the September 1998 Joint Venture at the Company's net book value). The gain on sales totaled approximately \$5,349.

In 1997, the Company sold ten in-service properties, one property held for redevelopment and several parcels of land. Gross proceeds from these sales totaled approximately \$33,658. The gain on sales totaled approximately \$5,003.

In 1996, the Company sold six in-service properties. Gross proceeds from these sales totaled approximately \$14,972. The gain on sales totaled approximately \$4,344.

FIRST INDUSTRIAL REALTY TRUST, INC.
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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12. EXTRAORDINARY ITEMS

In 1997, the Company terminated the Harrisburg Mortgage Loan, the LB Mortgage Loan I, the Defeasance Loan, the November 1997 Unsecured Loan and the 1996 Unsecured Acquisition Facility before their contractual maturity date. Also, the Company entered into a commitment to pay down and retire the 1994 Defeased Mortgage Loan on January 2, 1998. As a result of the early retirements and the commitment for early retirement of the 1994 Defeased Mortgage Loan, the Company recorded an extraordinary loss of \$14,124 comprised of prepayment fees, the write off of unamortized deferred financing fees, legal costs and other expenses.

In 1996, the Company terminated the 1994 Acquisition Facility, the 1995 Credit Line, the 1996 Credit Line and the 1996 Acquisition Facility before their contractual maturity date. As a result of these early retirements, the Company recorded an extraordinary loss of \$2,273 comprised of a prepayment fee, the write-off of unamortized deferred financing fees, legal costs and other expenses.

FIRST INDUSTRIAL REALTY TRUST, INC.
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13. EARNINGS PER SHARE

In February 1997, the FASB issued FAS 128, effective for financial statements ending after December 15, 1997. As required by this statement, the Company adopted the new standard for computing and presenting earnings per share (EPS) for the year ended December 31, 1997, and for all prior-periods' EPS data presented herein. The outstanding Operating Partnership units have been excluded from the diluted earnings per share calculation as there would be no effect on the amounts since the minority interests' share of income would also be added back to net income. The computation of basic and diluted EPS, as prescribed by FAS 128, is presented below:

	Year Ended December 31, 1998	Year Ended December 31, 1997	Year Ended December 31, 1996
	-----	-----	-----
Numerator:			
Income Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	\$ 77,697	\$ 66,070	\$ 37,937
Less: Preferred Stock Dividends	(30,610)	(11,856)	(3,919)
	-----	-----	-----
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle- For Basic and Diluted EPS	47,087	54,214	34,018
Extraordinary Loss	--	(14,124)	(2,273)
Cumulative Effect of Change in Accounting Principle	(1,976)	--	--
	-----	-----	-----
Net Income Available to Common Stockholders- For Basic and Diluted EPS	\$ 45,111	\$ 40,090	\$ 31,745
	=====	=====	=====
Denominator:			
Weighted Average Common Shares Outstanding at December 31, 1998, 1997 and 1996, respectively- Basic	37,444,961	31,508,240	24,755,953
Effect of Dilutive Securities: Employee Common Stock Options	182,515	305,686	86,447
	-----	-----	-----
Weighted Average Common Shares Outstanding at December 31, 1998, 1997 and 1996, respectively- Diluted	37,627,476	31,813,926	24,842,400
	=====	=====	=====
Basic EPS:			
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	\$ 1.26	\$ 1.72	\$ 1.37
	=====	=====	=====
Extraordinary Loss	\$ --	\$ (.45)	\$ (.09)
	=====	=====	=====
Cumulative Effect of Change in Accounting Principle	\$ (.05)	\$ --	\$ --
	=====	=====	=====
Net Income Available to Common Stockholders	\$ 1.20	\$ 1.27	\$ 1.28
	=====	=====	=====
Diluted EPS:			
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	\$ 1.25	\$ 1.70	\$ 1.37
	=====	=====	=====
Extraordinary Loss	\$ --	\$ (.44)	\$ (.09)
	=====	=====	=====
Cumulative Effect of Change in Accounting Principle	\$ (.05)	\$ --	\$ --
	=====	=====	=====
Net Income Available to Common Stockholders	\$ 1.20	\$ 1.26	\$ 1.28
	=====	=====	=====

FIRST INDUSTRIAL REALTY TRUST, INC.
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14. FUTURE RENTAL REVENUES

The Company's properties are leased to tenants under net and semi-net operating leases. Minimum lease payments receivable, excluding tenant reimbursements of expenses, under noncancelable operating leases in effect as of December 31, 1998 are approximately as follows:

1999	\$ 288,070
2000	235,326
2001	186,056
2002	143,203
2003	107,304
Thereafter	272,882

Total	\$1,232,841
	=====

15. EMPLOYEE BENEFIT PLANS

The Company maintains two stock incentive plans (the "Stock Incentive Plans") which are administered by the Compensation Committee of the Board of Directors. Only officers and other employees of the Company and its affiliates generally are eligible to participate in the Stock Incentive Plans. However, Independent Directors of the Company receive automatic annual grants of options to purchase 10,000 shares at a per share exercise price equal to the fair market value of a share on the date of grant.

The Stock Incentive Plans authorize (i) the grant of stock options that qualify as incentive stock options under Section 422 of the Code, (ii) the grant of stock options that do not so qualify, (iii) restricted stock awards, (iv) performance share awards and (v) dividend equivalent rights. The exercise price of stock options will be determined by the Compensation Committee, but may not be less than 100% of the fair market value of the shares on the date of grant. Special provisions apply to awards granted under the Stock Incentive Plans in the event of a change in control in the Company. As of December 31, 1998, stock options covering 5.0 million shares were outstanding and stock options covering 2.2 million shares were available under the Stock Incentive Plans. The outstanding stock options generally vest over one to ten year periods and have lives of ten years. Stock option transactions are summarized as follows:

	Share	Weighted Average Exercise Price per Share	Exercise Price Per Share
	-----	-----	-----
Outstanding at December 31, 1995	858,000	\$ 22.37	\$ 18.25-\$ 23.50
Granted	263,500	\$ 22.94	\$ 22.75-\$ 25.63
Exercised	(16,000)	\$ 23.50	\$ 23.50
Expired or Terminated	(12,000)	\$ 23.50	\$ 23.50

Outstanding at December 31, 1996	1,093,500	\$ 22.49	\$ 18.25-\$ 25.63
Granted	538,000	\$ 30.32	\$28.50-\$30.375
Exercised or Converted	(300,000)	\$ 22.50	\$ 18.25-\$ 23.50

Outstanding at December 31, 1997	1,331,500	\$ 25.67	\$18.25-\$30.375
Granted	5,248,200	\$ 34.92	\$ 24.00-\$ 35.81
Exercised or Converted	(165,500)	\$ 23.14	\$ 20.25-\$ 30.38
Expired or Terminated	(1,417,200)	\$ 35.42	\$ 22.75-\$ 35.81

Outstanding at December 31, 1998	4,997,000	\$ 32.70	\$ 18.25-\$ 35.81
	=====		

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

15. EMPLOYEE BENEFIT PLANS, CONTINUED

The following table summarizes currently outstanding and exercisable options as of December 31, 1998:

Range of Exercise Price	Options Outstanding			Options Exercisable	
	Number Outstanding	Weighted Average Remaining Contractual Life	Weighted Average Exercise Price	Number Exercisable	Weighted Average Exercise Price
\$18.25-\$25.63	685,000	6.53	\$22.59	685,000	\$22.59
\$28.50-\$35.81	4,312,000	9.01	\$34.30	870,350	\$30.66

The Company applies Accounting Principles Board Opinion No. 25, "Accounting for Stock Issued to Employees", in accounting for its Stock Incentive Plans. Accordingly, no compensation expense has been recognized in the consolidated statements of operations. Had compensation expense for the Company's Stock Incentive Plans been determined based upon the fair value at the grant date for awards under the Stock Incentive Plans consistent with the methodology prescribed under Statement of Financial Accounting Standards No. 123, "Accounting for Stock-Based Compensation", net income and earnings per share would have been the pro forma amounts indicated in the table below:

	For the Year Ended		
	1998	1997	1996
Net Income Available to Common Stockholders- as reported	\$ 45,111	\$ 40,090	\$ 31,745
Net Income Available to Common Stockholders- pro forma	\$ 43,324	\$ 38,810	\$ 31,239
Net Income Available to Common Stockholders per Share- as reported- Basic	\$ 1.20	\$ 1.27	\$ 1.28
Net Income Available to Common Stockholders per Share- pro forma- Basic	\$ 1.16	\$ 1.23	\$ 1.26
Net Income Available to Common Stockholders per Share- as reported- Diluted	\$ 1.20	\$ 1.26	\$ 1.28
Net Income Available to Common Stockholders per Share- pro forma- Diluted	\$ 1.15	\$ 1.22	\$ 1.26

The fair value of each option grant is estimated on the date of grant using the Black-Scholes option pricing model with the following weighted average assumptions:

Expected dividend yield	8.01%	8.15%	7.16%
Expected stock price volatility	20.56%	20.01%	18.12%
Risk-free interest rate	5.64%	6.48%	6.81%
Expected life of options	3.74	3.78	7.37

The weighted average fair value of options granted during 1998, 1997 and 1996 is \$2.95, \$2.72 and \$2.43 per option, respectively.

In September 1994, the Board of Directors approved and the Company adopted a 401(k)/Profit Sharing Plan. Under the Company's 401(k)/Profit Sharing Plan, all eligible employees may participate by making voluntary contributions. The Company may make, but is not required to make, matching contributions. For the year ended December 31, 1996 the Company did not make any matching contributions. For the years ended December 31, 1998 and 1997, the Company made matching contributions of approximately \$198 and \$108, respectively. In March 1996, the Board of Directors approved and the Company adopted a Deferred Income Plan (the "Plan"). Under the Plan, 243,400 unit awards, 194,164 unit awards and 138,500 unit awards were granted for the years ended December 31, 1998, 1997 and 1996 respectively, providing the recipients with deferred income benefits which vest in three equal annual installments. The expense related to these deferred income benefits is included in general and administrative expenses in the consolidated statements of operations.

During 1998, the Company awarded 51,850 shares of restricted Common Stock to certain employees, 2,769 shares of restricted Common Stock to certain Directors and certain other employees of the Company converted certain employee stock options to 13,602 shares of restricted Common Stock. These restricted shares of Common Stock had a fair value of \$2,345 on the date of grant. The restricted Common Stock vests over a period from five to

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

15. EMPLOYEE BENEFIT PLANS, CONTINUED

ten years. Compensation expense will be charged to earnings over the vesting period.

During 1997, the Company awarded 59,946 shares of restricted Common Stock to certain employees, 1,274 of restricted Common Stock to certain Directors and certain other employees of the Company converted certain employee stock options to 54,936 shares of restricted Common Stock. These restricted shares of Common Stock had a fair value of \$3,655 on the date of grant. The restricted Common Stock vests over a period from two to ten years. Compensation expense will be charged to earnings over the vesting period.

16. RELATED PARTY TRANSACTIONS

The Company often obtains title insurance coverage for its properties from an entity for which an independent Director of the Company became the President, Chief Executive Officer and a Director in 1996.

From time to time, the Company utilizes real estate brokerage services from CB Richard Ellis for which a relative of one of the Company's officers/Directors is an employee.

On November 19, 1997, the Company exercised an option that was granted on March 19, 1996 to purchase a 100,000 square foot (unaudited) bulk warehouse property located in Indianapolis, Indiana for approximately \$3,338. The property was purchased from a partnership in which one of the Company's officers owned a 33.0% interest.

From time to time, the Company utilizes leasing services from an entity for which one of the Company's former officers located in a regional office owns a 62.5% ownership interest. For the year ended December 31, 1998, the Company has paid approximately \$247 of leasing commissions to this entity.

On July 16, 1998, the Company, through the Operating Partnership, completed an acquisition of a real estate firm of which a former officer and an employee of the Company owned a 77.5% interest. Gross proceeds to the real estate firm totaled approximately \$2,349. In conjunction with the acquisition of the real estate firm, the Company also acquired an industrial property from this same entity for a purchase price of approximately \$3,248, excluding costs incurred in connection with the acquisition of the property.

On June 23, 1998, the Company, through the Operating Partnership, purchased a 292,471 square foot (unaudited) light industrial property located in Denver, Colorado for approximately \$12,206. The property was purchased from a company in which one of the Company's officers owned a 12.08% interest.

Of the 247 industrial properties purchased by the Company during the year ended December 31, 1998, four industrial properties were purchased from Western Suburban Industrial Investments Limited Partnership ("Western") in which the sole general partner, having a 5% interest, was Tomasz/Shidler Investment Corporation, the sole shareholders of which were a Director of the Company and a former Director/officer of the Company who also had a 53% and 32% limited partnership interest in Western, respectively. Further, an additional Director/officer of the Company was a limited partner in Western having an interest of 2%. The aggregate purchase price for this acquisition totaled approximately \$7,900, excluding costs incurred in conjunction with the acquisition of the properties.

In the fourth quarter of 1998, the Company sold three industrial properties to a former officer and Director of the Company for gross proceeds of approximately \$10,701. The former officer and Director has the option of selling the properties back to the Company and the Company has the option of buying the properties from the former officer and Director. The gain on sale from the sale of these properties has been deferred and will be recognized if the above mentioned options are not exercised.

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

17. SUPPLEMENTAL INFORMATION TO STATEMENTS OF CASH FLOWS

Supplemental disclosure of cash flow information:

	Year Ended December 31, 1998 -----	Year Ended December 31, 1997 -----	Year Ended December 31, 1996 -----
Interest paid, net of capitalized interest	\$ 64,294 =====	\$ 44,627 =====	\$ 29,309 =====
Interest capitalized	\$ 3,643 =====	\$ 1,151 =====	\$ 501 =====
Supplemental schedule of noncash investing and financing activities:			
Distribution payable on common stock/units	\$ 27,081 =====	\$ 22,010 =====	\$ 16,281 =====
Exchange of units for common shares:			
Minority interest	\$ (5,150)	\$ (3,395)	\$ (943)
Common stock	2	2	--
Additional paid in capital	5,148	3,393	943
	----- \$ -- =====	----- \$ -- =====	----- \$ -- =====

In conjunction with the property acquisitions, the following assets and liabilities were assumed:

Purchase of real estate	\$ 537,838	\$ 862,350	\$ 252,991
Mortgage loans	(8,771)	(20,272)	(9,417)
Promissory notes	--	--	(9,919)
Operating partnership units	(49,413)	(115,230)	(23,863)
Accounts payable and accrued expenses	(5,001)	(11,414)	(2,626)
	-----	-----	-----
Acquisition of real estate	\$ 474,653 =====	\$ 715,434 =====	\$ 207,166 =====

18. COMMITMENTS AND CONTINGENCIES

In the normal course of business, the Company is involved in legal actions arising from the ownership of its properties. 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.

Forty-four properties have leases granting the tenants options to purchase the property. Such options are exercisable at various times at appraised fair market value or at a fixed purchase price generally in excess of the Company's depreciated cost of the asset. The Company has no notice of any exercise of any tenant purchase option.

The Company has committed to the construction of 20 industrial properties totaling approximately 2.5 million square feet (unaudited). The estimated total construction costs are approximately \$101,922 (unaudited). These developments are expected to be funded with cash flow from operations as well as borrowings under the 1997 Unsecured Acquisition Facility.

At December 31, 1998, the Company had two letters of credit outstanding in the amounts of \$980 and \$50. The \$980 letter of credit was required under the original issuance of the Series A Preferred Stock to guarantee the payment of one quarter's dividend on the Series A Preferred Stock. The Guarantee Agent of the Series A Preferred Stock is the beneficiary of this letter of credit which expires on June 29, 1999. The \$50 letter of credit is pledged to a state governmental entity for development purposes. It expires on February 28, 2000.

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

19. SUBSEQUENT EVENTS (UNAUDITED)

During the period January 1, 1999 through March 12, 1999, the Company acquired or completed development of four industrial properties and one land parcel for a total estimated investment of approximately \$27,982. The Company also sold seven industrial properties for approximately \$12,461 of gross proceeds.

In March 1999, the Company declared a first quarter dividend of \$.60 per share/Unit on its common stock which is payable on April 19, 1999. The Company also declared a first quarter dividend of \$.59375 per share, \$54.688 per share (\$.54688 per depository share), \$53.906 per share (\$.53906 per depository share), \$49.687 per share (\$.49687 per depository share) and \$49.375 per share (\$.49375 per depository share) on its Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock, Series D Preferred Stock and Series E Preferred Stock, respectively, which is payable on March 31, 1999.

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

20. QUARTERLY FINANCIAL INFORMATION (UNAUDITED)

	YEAR ENDED DECEMBER 31, 1998			
	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER
Total Revenues	\$ 76,214	\$ 87,305	\$ 92,339	\$ 93,844
Equity In Income of Joint Venture	--	--	--	45
Income Allocated to Minority Interest	(2,657)	(2,186)	(2,813)	(305)
Disposition of Interest Rate Protection Agreement	--	--	--	(8,475)
Income from Operations	20,171	22,265	23,015	6,897
Gain on Sales of Properties	2,360	16	693	2,280
Income Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle	22,531	22,281	23,708	9,177
Cumulative Effect of Change in Accounting Principle	--	(1,976)	--	--
Net Income	22,531	20,305	23,708	9,177
Preferred Stock Dividends	(5,978)	(8,210)	(8,211)	(8,211)
Net Income Available to Common Stockholders	\$ 16,553	\$ 12,095	\$ 15,497	\$ 966
Earnings Per Share:				
Net Income Available to Common Stockholders Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle per Weighted Average Common Share Outstanding:				
Basic	\$.45	\$.38	\$.41	\$.03
Diluted	\$.45	\$.37	\$.41	\$.03
Net Income Available to Common Stockholders per Weighted Average Common Share Outstanding:				
Basic	\$.45	\$.32	\$.41	\$.03
Diluted	\$.45	\$.32	\$.41	\$.03

	YEAR ENDED DECEMBER 31, 1997			
	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER
Total Revenues	\$ 46,143	\$ 52,648	\$ 56,377	\$ 68,035
Income Allocated to Minority Interest	(1,356)	(594)	(1,552)	(1,810)
Disposition of Interest Rate Protection Agreement	--	1,430	--	--
Income from Operations	11,834	15,927	15,628	17,678
Gain on Sales of Properties	--	3,999	187	817
Income Before Extraordinary Loss	11,834	19,926	15,815	18,495
Extraordinary Loss	--	(12,563)	--	(1,561)
Net Income	11,834	7,363	15,815	16,934
Preferred Stock Dividends	(980)	(2,385)	(4,245)	(4,246)
Net Income Available to Common Stockholders	\$ 10,854	4,978	11,570	12,688
Earnings Per Share:				
Net Income Available to Common Stockholders Before Extraordinary Loss per Weighted Average Common Share Outstanding:				
Basic	\$.36	\$.58	\$.38	\$.40
Diluted	\$.36	\$.58	\$.38	\$.40
Net Income Available to Common Stockholders per Weighted Average Common Share Outstanding:				
Basic	\$.36	\$.17	\$.38	\$.36
Diluted	\$.36	\$.16	\$.38	\$.35

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

21. PRO FORMA FINANCIAL INFORMATION (UNAUDITED)

The following Pro Forma Condensed Statements of Operations for the years ended December 31, 1998 and 1997 (the "Pro Forma Statements") are presented as if the acquisition of 636 industrial properties between January 1, 1997 and December 31, 1998 had been acquired on either January 1, 1997 or the lease commencement date if the property was developed and as if the Company's 10% equity interest in the September 1998 Joint Venture had been acquired on January 1, 1997. In addition, the Pro Forma Statements are prepared as if the assumption of secured debt, the issuance of the 2007 Notes, the issuance of the 2027 Notes, the issuance of the 2011 Notes, the issuance of the 2005 Notes, the issuance of the 2006 Notes, the issuance of the 2017 Notes, the issuance of the 2011 Drs., the issuance of the 2028 Notes, the issuance of the Series B Preferred Stock, the issuance of the Series C Preferred Stock, the issuance of the Series D Preferred Stock, the Series E Preferred Stock, the September 1997 Equity Offering, the October 1997 Equity Offering and the April 1998 Equity Offering had occurred on January 1, 1997.

The Pro Forma Statements are not necessarily indicative of what the Company's results of operations would have been for the years ended December 31, 1998 and 1997, nor do they purport to present the future results of operations of the Company.

PRO FORMA CONDENSED STATEMENTS OF OPERATIONS

	Year Ended	
	December 31, 1998	December 31, 1997
Total Revenues	\$ 362,286	\$ 340,429
Property Expenses	(102,587)	(93,308)
General and Administrative Expense	(12,983)	(6,248)
Interest Expense	(73,538)	(70,669)
Amortization of Interest Rate Protection Agreements and Deferred Financing Costs	(917)	(2,812)
Depreciation and Other Amortization	(65,877)	(59,504)
Restructuring and Abandoned Pursuit Costs Charge	(11,941)	--
Income from Operations Before Equity in Income of Joint Venture, Income Allocated to Minority Interest, and Disposition of Interest Rate Protection Agreements	94,443	107,888
Equity in (Loss) Income of Joint Venture	(243)	87
Income Allocated to Minority Interest	(9,490)	(13,593)
Disposition of Interest Rate Protection Agreements	(8,475)	1,430
Income from Operations	76,235	95,812
Gain on Sales of Properties	5,349	5,003
Income Before Extraordinary Item	81,584	100,815
Preferred Stock Dividends	(32,847)	(32,847)
Income Before Extraordinary Loss and Cumulative Effect of Change in Accounting Principle Available to Common Stockholders	\$ 48,737	\$ 67,968
	=====	=====
Income Before Extraordinary Item Available to Common Stockholders Per Weighted Average Common Share Outstanding:		
Basic	\$ 1.29	\$ 1.82
	=====	=====
Diluted	\$ 1.28	\$ 1.81
	=====	=====

REPORT OF INDEPENDENT ACCOUNTANTS

To the Board of Directors and Stockholders of
First Industrial Realty Trust, Inc.

Our report on the consolidated financial statements of First Industrial Realty Trust, Inc. is included on page F-2 of this Form 10-K. In connection with our audits of such financial statements, we have also audited the related financial statement schedule listed in the Index to Financial Statements and Financial Statement Schedule on page F-1 of this form 10-K. In our opinion, the financial statement schedule referred to above, when considered in relation to the basic financial statements taken as a whole, presents fairly, in all material respects, the information required to be included therein.

PricewaterhouseCoopers LLP

Chicago, Illinois
February 16, 1999

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FIRST INDUSTRIAL REALTY TRUST, INC.
 SCHEDULE III:
 REAL ESTATE AND ACCUMULATED DEPRECIATION
 As Of December 31, 1998
 (Dollars in thousands)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
ATLANTA					
4250 River Green Parkway	Duluth, GA	(d)	\$ 264	1,522	\$ 39
3400 Corporate Parkway	Duluth, GA	(d)	281	1,621	150
3450 Corporate Parkway	Duluth, GA	(d)	506	2,904	86
3500 Corporate Parkway	Duluth, GA	(d)	260	1,500	16
3425 Corporate Parkway	Duluth, GA	(d)	385	2,212	167
1650 GA Highway 155	Atlanta, GA		788	4,544	190
415 Industrial Park Road	Atlanta, GA		544	3,140	69
434 Industrial Park Road	Atlanta, GA		234	1,365	91
435 Industrial Park Road	Atlanta, GA		281	1,638	64
14101 Industrial Park Boulevard	Atlanta, GA		285	1,658	524
801-804 Blacklawn Road	Atlanta, GA		361	2,095	167
1665 Dogwood Drive	Atlanta, GA		635	3,662	24
1715 Dogwood Drive	Atlanta, GA		288	1,675	97
11235 Harland Drive	Atlanta, GA		125	739	30
700 Westlake Parkway	Atlanta, GA		213	1,551	523
800 Westlake Parkway	Atlanta, GA		450	2,645	460
4050 Southmeadow Parkway	Atlanta, GA		401	2,813	162
4051 Southmeadow Parkway	Atlanta, GA		697	3,486	843
4071 Southmeadow Parkway	Atlanta, GA		750	4,460	722
4081 Southmeadow Parkway	Atlanta, GA		1,012	5,450	617
1875 Rockdale Industrial Blvd.	Atlanta, GA		386	2,264	201
3312 N. Berkeley Lake Road	Duluth, GA		2,937	16,644	963
370 Great Southwest Parkway (p)	Atlanta, GA		527	2,984	352
3495 Bankhead Highway (p)	Atlanta, GA		983	5,568	297
955 Cobb Place	Kennesaw, GA		780	4,420	170
6105 Boatrock Blvd	Atlanta, GA		89	504	24
1640 Sands Place	Marietta, GA		162	920	39
7000 Highland Parkway	Smyrna, GA		761	4,213	83
2084 Lake Industrial Court	Conyers, GA		662	-	4,547
BALTIMORE					
3431 Benson	Baltimore, MD		553	3,062	96
1801 Portal	Baltimore, MD		251	1,387	149
1811 Portal	Baltimore, MD		327	1,811	190
1831 Portal	Baltimore, MD		268	1,486	155
1821 Portal	Baltimore, MD		430	2,380	507
1820 Portal	Baltimore, MD	(k)	884	4,891	151
6615 Tributary	Baltimore, MD		420	2,327	97
7340 Executive	Frederick, MD		936	5,182	161
4845 Governors Way	Frederick, MD		810	4,487	113
8900 Yellow Brick Road	Baltimore, MD		447	2,473	201
7476 New Ridge	Hanover, MD		394	2,182	65
BATON ROUGE					
11200 Industriplex Blvd.	Baton Rouge, LA		463	2,624	87
11441 Industriplex Blvd.	Baton Rouge, LA		331	1,874	191
11301 Industriplex Blvd.	Baton Rouge, LA		265	1,499	60
6565 Exchequer Drive	Baton Rouge, LA		461	2,614	91
CENTRAL PENNSYLVANIA					
1214-B+B102 Freedom Road	Cranberry Township, PA		31	994	617
401 Russell Drive	Middletown, PA		262	857	1,496
2700 Commerce Drive	Harrisburg, PA		196	997	671
2701 Commerce Drive	Harrisburg, PA		141	859	1,171
2780 Commerce Drive	Harrisburg, PA		113	743	1,033
5035 Ritter Road	Harrisburg, PA		360	1,442	2,497
5070 Ritter Road (p)	Harrisburg, PA		395	2,322	1,901
6340 Flank Drive	Harrisburg, PA		361	2,363	2,523

GROSS AMOUNT CARRIED
 AT CLOSE OF PERIOD 12/31/98

BUILDING ADDRESS	LAND	BUILDING AND IMPROVEMENTS		TOTAL	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)

ATLANTA

4250 River Green Parkway	264	1,561	\$	1,825	\$	168	1988	(v)
3400 Corporate Parkway	281	1,771		2,052		258	1987	(v)
3450 Corporate Parkway	506	2,990		3,496		315	1988	(v)
3500 Corporate Parkway	260	1,516		1,776		161	1991	(v)
3425 Corporate Parkway	385	2,379		2,764		297	1990	(v)
1650 GA Highway 155	788	4,734		5,522		634	1991	(v)
415 Industrial Park Road	544	3,209		3,753		357	1986	(v)
434 Industrial Park Road	234	1,456		1,690		161	1988	(v)
435 Industrial Park Road	281	1,702		1,983		194	1986	(v)
14101 Industrial Park Boulevard	285	2,182		2,467		195	1984	(v)
801-804 Blacklawn Road	361	2,262		2,623		346	1982	(v)
1665 Dogwood Drive	635	3,686		4,321		417	1973	(v)
1715 Dogwood Drive	288	1,772		2,060		253	1973	(v)
11235 Harland Drive	125	769		894		94	1988	(v)
700 Westlake Parkway	223	2,064		2,287		301	1990	(v)
800 Westlake Parkway	479	3,076		3,555		374	1991	(v)
4050 Southmeadow Parkway	425	2,951		3,376		350	1991	(v)
4051 Southmeadow Parkway	726	4,300		5,026		520	1989	(v)
4071 Southmeadow Parkway	828	5,104		5,932		608	1991	(v)
4081 Southmeadow Parkway	1,157	5,922		7,079		703	1989	(v)
1875 Rockdale Industrial Blvd.	386	2,465		2,851		258	1966	(v)
3312 N. Berkeley Lake Road	3,053	17,491		20,544		1,259	1969	(v)
370 Great Southwest Parkway (p)	546	3,317		3,863		196	1996	(v)
3495 Bankhead Highway (p)	1,021	5,827		6,848		295	1986	(v)
955 Cobb Place	804	4,566		5,370		152	1991	(v)
6105 Boatrock Blvd	91	526		617		14	1972	(v)
1640 Sands Place	166	955		1,121		28	1977	(v)
7000 Highland Parkway	772	4,285		5,057		89	1998	(v)
2084 Lake Industrial Court	803	4,406		5,209		-	1998	(v)

BALTIMORE

3431 Benson	562	3,149		3,711		58	1988	(v)
1801 Portal	271	1,516		1,787		28	1987	(v)
1811 Portal	354	1,974		2,328		37	1987	(v)
1831 Portal	290	1,619		1,909		30	1990	(v)
1821 Portal	467	2,850		3,317		55	1986	(v)
1820 Portal	899	5,027		5,926		94	1982	(v)
6615 Tributary	432	2,412		2,844		45	1987	(v)
7340 Executive	957	5,322		6,279		100	1988	(v)
4845 Governors Way	824	4,586		5,410		86	1988	(v)
8900 Yellow Brick Road	475	2,646		3,121		50	1982	(v)
7476 New Ridge	401	2,240		2,641		42	1987	(v)

BATON ROUGE

11200 Industriplex Blvd.	475	2,699		3,174		69	1986	(v)
11441 Industriplex Blvd.	340	2,056		2,396		73	1987	(v)
11301 Industriplex Blvd.	273	1,551		1,824		42	1985	(v)
6565 Exchequer Drive	473	2,693		3,166		73	1986	(v)

CENTRAL PENNSYLVANIA

1214-B+B102 Freedom Road	205	1,437		1,642		498	1982	(v)
401 Russell Drive	287	2,328		2,615		688	1990	(v)
2700 Commerce Drive	206	1,658		1,864		422	1990	(v)
2701 Commerce Drive	164	2,007		2,171		409	1989	(v)
2780 Commerce Drive	209	1,680		1,889		427	1989	(v)
5035 Ritter Road	442	3,857		4,299		1,094	1988	(v)
5070 Ritter Road (p)	506	4,112		4,618		1,067	1989	(v)
6340 Flank Drive	563	4,684		5,247		1,248	1988	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
6345 Flank Drive	Harrisburg, PA		293	2,297	2,768
6360 Flank Drive	Harrisburg, PA		218	2,286	895
6380 Flank Drive	Harrisburg, PA		109	1,317	798
6400 Flank Drive	Harrisburg, PA		153	1,312	1,288
6405 Flank Drive	Harrisburg, PA		221	1,462	1,256
7125 Grayson Road	Harrisburg, PA		1,514	8,779	6
7253 Grayson Road	Harrisburg, PA		894	5,168	20
5020 Louise Drive	Mechanicsburg, PA	(c)	707	-	2,773
7195 Grayson	Harrisburg, PA	(c)	478	2,771	80
400 First Street	Middletown, PA		280	1,839	576
401 First Street	Middletown, PA		819	5,381	1,666
500 Industrial Lane	Middletown, PA		194	1,272	264
600 Hunter Lane	Middletown, PA		191	-	4,393
300 Hunter Lane	Middletown, PA		216	-	6,169
Fruehauf Building #6	Middletown, PA		-	-	6,128
3380 Susquehanna Trail North	York, PA		450	2,550	137
495 East Locust Lane	York, PA		810	4,590	237
350 Old Silver Spring Road	Mechanicsburg, PA		510	2,890	4,073
4500 Westport Drive	Mechanicsburg, PA		690	3,910	257
41 Weaver Road	Denver, PA		501	14,171	5,228

CHICAGO

720-730 Landwehr Road	Northbrook, IL	(d)	521	2,985	9
3170-3190 MacArthur Boulevard	Northbrook, IL	(d)	370	2,126	236
20W201 101st Street	Lemont, IL	(d)	967	5,554	432
280-296 Palatine Road	Wheeling, IL	(d)	305	1,735	251
1330 West 43rd Street	Chicago, IL		369	1,464	527
2300 Hammond Drive	Schaumburg, IL		442	1,241	525
6500 North Lincoln Avenue	Lincolnwood, IL		613	1,336	1,748
3600 West Pratt Avenue	Lincolnwood, IL		1,050	5,767	503
917 North Shore Drive	Lake Bluff, IL		556	3,212	48
6750 South Sayre Avenue	Bedford Park, IL		224	1,309	46
585 Slawin Court	Mount Prospect, IL		611	3,505	1
2300 Windsor Court	Addison, IL		688	3,943	260
3505 Thayer Court	Aurora, IL		430	2,472	17
3600 Thayer Court	Aurora, IL		636	3,645	178
736-776 Industrial Drive	Elmhurst, IL		349	1,994	601
5310-5352 East Avenue	Countryside, IL		382	2,036	544
12330-12358 South Latrobe	Alsip, IL		381	2,067	227
480 East 14th St.	Chicago Heights, IL		620	3,430	27
305-311 Era Drive	Northbrook, IL		200	1,154	144
700-714 Landwehr Road	Northbrook, IL		357	2,052	207
4330 South Racine Avenue	Chicago, IL		448	1,893	239
13040 S. Crawford Ave.	Alsip, IL		1,073	6,193	24
12241 Melrose Street	Franklin Park, IL		332	1,931	1,072
3150-3160 MacArthur Boulevard	Northbrook, IL	(c)	439	2,518	21
2101-2125 Gardner Road	Broadview, IL	(c)	1,177	6,818	110
365 North Avenue	Carol Stream, IL	(c)	1,208	6,961	81
2942 MacArthur Boulevard	Northbrook, IL	(c)	315	1,803	232
7200 S Leamington	Bedford Park, IL		798	4,595	642
12301-12325 S Laramie Ave	Alsip, IL		650	3,692	424
6300 W Howard Street	Niles, IL		743	4,208	328
301 Hintz	Wheeling, IL		160	905	71
301 Alice	Wheeling, IL		218	1,236	58
410 W 169th Street	South Holland, IL		462	2,618	136
1001 Commerce Court	Buffalo Grove, IL		615	3,485	122
11939 S Central Avenue	Alsip, IL		1,208	6,843	141
405 East Shawmut	La Grange, IL		368	2,083	104
2201 Lunt	Elk Grove Village, IL		469	2,656	1,325
1010-50 Sesame Street	Bensenville, IL	(h)	979	5,546	226
5555 West 70th Place	Bedford Park, IL		146	829	89
3200-3250 South St. Louis (p)	Chicago, IL		110	625	964
3110-3130 South St. Louis	Chicago, IL		115	650	64
7301 South Hamlin	Chicago, IL		149	846	339
7401 South Pulaski	Chicago, IL		664	3,763	655
3900 West 74th Street	Chicago, IL		137	778	204
7501 S. Pulaski	Chicago, IL		360	2,038	148
396 Fenton Lane	West Chicago, IL		202	1,143	41
400 Wegner Drive	West Chicago, IL		65	367	31

GROSS AMOUNT CARRIED
AT CLOSE OF PERIOD 12/31/98

BUILDING ADDRESS	BUILDING AND IMPROVEMENTS			TOTAL	ACCUMULATED	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
	LAND	IMPROVEMENTS	TOTAL		DEPRECIATION 12/31/98		
6345 Flank Drive	587	4,771	5,358	1,239	1989	(v)	

6360 Flank Drive	359	3,040	3,399	825	1988	(v)
6380 Flank Drive	234	1,990	2,224	501	1991	(v)
6400 Flank Drive	281	2,472	2,753	649	1992	(v)
6405 Flank Drive	313	2,626	2,939	649	1991	(v)
7125 Grayson Road	1,514	8,785	10,299	1,035	1991	(v)
7253 Grayson Road	894	5,188	6,082	614	1990	(v)
5020 Louise Drive	716	2,764	3,480	326	1995	(v)
7195 Grayson	479	2,850	3,329	290	1994	(v)
400 First Street	192	2,503	2,695	203	1963-1965	(v)
401 First Street	563	7,303	7,866	587	1963-1965	(v)
500 Industrial Lane	133	1,597	1,730	128	1963-1965	(v)
600 Hunter Lane	191	4,393	4,584	183	(m)	(v)
300 Hunter Lane	216	6,169	6,385	227	(m)	(v)
Fruehauf Building #6	-	6,128	6,128	58	1998	(v)
3380 Susquehanna Trail North	467	2,670	3,137	122	1990	(v)
495 East Locust Lane	838	4,799	5,637	219	1993	(v)
350 Old Silver Spring Road	542	6,931	7,473	166	1968	(v)
4500 Westport Drive	727	4,130	4,857	163	1996	(v)
41 Weaver Road	2,530	17,370	19,900	440	1974	(v)

CHICAGO

720-730 Landwehr Road	521	2,994	3,515	337	1978	(v)
3170-3190 MacArthur Boulevard	370	2,362	2,732	280	1978	(v)
20W201 101st Street	968	5,985	6,953	829	1988	(v)
280-296 Palatine Road	310	1,981	2,291	199	1978	(v)
1330 West 43rd Street	375	1,985	2,360	1,144	1977	(v)
2300 Hammond Drive	444	1,764	2,208	1,197	1970	(v)
6500 North Lincoln Avenue	625	3,072	3,697	1,137	1965/88	(v)
3600 West Pratt Avenue	1,050	6,270	7,320	741	1953/88	(v)
917 North Shore Drive	556	3,260	3,816	385	1974	(v)
6750 South Sayre Avenue	224	1,355	1,579	162	1975	(v)
585 Slawin Court	611	3,506	4,117	394	1992	(v)
2300 Windsor Court	688	4,203	4,891	660	1986	(v)
3505 Thayer Court	430	2,489	2,919	285	1989	(v)
3600 Thayer Court	636	3,823	4,459	452	1989	(v)
736-776 Industrial Drive	349	2,595	2,944	355	1975	(v)
5310-5352 East Avenue	382	2,580	2,962	339	1975	(v)
12330-12358 South Latrobe	381	2,294	2,675	290	1975	(v)
480 East 14th St.	620	3,457	4,077	65	1958	(v)
305-311 Era Drive	205	1,293	1,498	164	1978	(v)
700-714 Landwehr Road	357	2,259	2,616	265	1978	(v)
4330 South Racine Avenue	468	2,112	2,580	1,277	1978	(v)
13040 S. Crawford Ave.	1,073	6,217	7,290	674	1976	(v)
12241 Melrose Street	469	2,866	3,335	324	1969	(v)
3150-3160 MacArthur Boulevard	429	2,549	2,978	288	1978	(v)
2101-2125 Gardner Road	1,228	6,877	8,105	744	1950/69	(v)
365 North Avenue	1,208	7,042	8,250	749	1969	(v)
2942 MacArthur Boulevard	311	2,039	2,350	215	1979	(v)
7200 S Leamington	818	5,217	6,035	377	1950	(v)
12301-12325 S Laramie Ave	659	4,107	4,766	311	1975	(v)
6300 W Howard Street	782	4,497	5,279	341	1956/1964	(v)
301 Hintz	167	969	1,136	72	1960	(v)
301 Alice	225	1,287	1,512	96	1965	(v)
410 W 169th Street	476	2,740	3,216	193	1974	(v)
1001 Commerce Court	626	3,596	4,222	168	1989	(v)
11939 S Central Avenue	1,224	6,968	8,192	294	1972	(v)
405 East Shawmut	379	2,176	2,555	86	1965	(v)
2201 Lunt	560	3,890	4,450	136	1963	(v)
1010-50 Sesame Street	1,003	5,748	6,751	179	1976	(v)
5555 West 70th Place	157	907	1,064	28	1973	(v)
3200-3250 South St. Louis (p)	116	1,583	1,699	55	1968	(v)
3110-3130 South St. Louis	120	709	829	22	1968	(v)
7301 South Hamlin	154	1,180	1,334	35	1975	(v)
7401 South Pulaski	685	4,397	5,082	142	1975	(v)
3900 West 74th Street	142	977	1,119	39	1975	(v)
7501 S. Pulaski	326	2,220	2,546	64	1975	(v)
396 Fenton Lane	205	1,181	1,386	30	1987	(v)
400 Wegner Drive	67	396	463	11	1988	(v)

450 Fenton Lane	198	1,134	1,332	28	1990	(v)
1275 Roosevelt Road	377	2,157	2,534	53	1986	(v)
385 Fenton Lane	878	5,014	5,892	124	1990	(v)
505 Wegner Drive	93	534	627	13	1988	(v)
335 Crossroad Parkway	1,587	9,159	10,746	225	1996	(v)
10435 Seymour Avenue	189	1,094	1,283	27	1967	(v)
905 Paramount	250	1,612	1,862	36	1977	(v)
1005 Paramount	291	2,036	2,327	42	1978	(v)
34-45 Lake Street	452	2,603	3,055	64	1978	(v)
2120-24 Roberts	227	1,303	1,530	33	1960	(v)
4309 South Morgan Street	778	4,344	5,122	90	1975	(v)
405-17 University Drive	266	1,533	1,799	25	1977	(v)

CINCINNATI

9900-9970 Princeton	566	3,930	4,496	276	1970	(v)
2940 Highland Avenue	1,772	10,436	12,208	780	1969/1974	(v)
4700-4750 Creek Road	1,109	6,405	7,514	450	1960	(v)
4860 Duff Drive	68	390	458	21	1979	(v)
4866 Duff Drive	68	388	456	20	1979	(v)
4884 Duff Drive	107	605	712	31	1979	(v)
4890 Duff Drive	107	610	717	33	1979	(v)
9636-9643 Interoccean Drive	125	768	893	44	1983	(v)
7600 Empire Drive	915	5,205	6,120	173	1964	(v)
12072 Best Place	443	3,087	3,530	34	1984	(v)
901 Pleasant Valley Drive	313	1,861	2,174	42	1984	(v)

CLEVELAND

6675 Parkland Blvd	571	3,252	3,823	182	1991	(v)
21510-21600 Alexander Road (q)	526	3,022	3,548	101	1985	(v)
5405 & 5505 Valley Belt Road (p)	385	2,287	2,672	79	1983	(v)
10145 Philipp Parkway	342	1,942	2,284	61	1994	(v)
4410 Hamann	154	848	1,002	26	1975	(v)

COLUMBUS

6911 Americana Parkway	321	1,897	2,218	139	1980	(v)
3800 Lockbourne Industrial Parkway	1,130	6,467	7,597	379	1986	(v)
3880 Groveport Road	2,165	12,579	14,744	720	1986	(v)
1819 North Walcutt Road	830	4,755	5,585	206	1973	(v)
4300 Cemetery Road	1,160	6,406	7,566	172	1968	(v)
4115 Leap Road (p)	772	4,387	5,159	83	1977	(v)
3300 Lockbourne	709	3,974	4,683	74	1964	(v)

DALLAS

1275-1281 Roundtable Drive	153	918	1,071	24	1966	(v)
2406-2416 Walnut Ridge	183	1,045	1,228	28	1978	(v)
12750 Perimeter Drive	660	3,756	4,416	101	1979	(v)
1324-1343 Roundtable Drive	184	1,047	1,231	28	1972	(v)
1405-1409 Avenue II East	123	776	899	19	1969	(v)
2651-2677 Manana	275	1,572	1,847	43	1966	(v)
2401-2419 Walnut Ridge	153	872	1,025	24	1978	(v)
4248-4252 Simonton	920	5,233	6,153	141	1973	(v)
900-906 Great Southwest Pkwy	245	1,396	1,641	38	1972	(v)
2179 Shiloh Road	256	1,460	1,716	39	1982	(v)
2159 Shiloh Road	110	627	737	17	1982	(v)
2701 Shiloh Road	923	5,273	6,196	144	1981	(v)
12784 Perimeter Drive (q)	360	2,072	2,432	56	1981	(v)
3000 West Commerce	469	2,687	3,156	72	1980	(v)
3030 Hansboro	276	1,586	1,862	43	1971	(v)
5222 Cockrell Hill	306	1,746	2,052	47	1973	(v)
405-407 113th	185	1,055	1,240	28	1969	(v)
816 111th Street	258	1,470	1,728	40	1972	(v)
1017-25 Jacksboro Highway	103	571	674	2	1970	(v)
7341 Dogwood Park	84	463	547	2	1973	(v)
7427 Dogwood Park	102	566	668	2	1973	(v)
7348-54 Tower Street	94	520	614	2	1978	(v)
7370 Dogwood Park	96	535	631	2	1987	(v)
7339-41 Tower Street	104	574	678	2	1980	(v)
7437-45 Tower Street	108	598	706	2	1977	(v)
7331-59 Airport Freeway	372	2,066	2,438	9	1987	(v)

7338-60 Dogwood Park	112	624	736	3	1978	(v)
7450-70 Dogwood Park	112	620	732	3	1985	(v)
7423-49 Airport Freeway	308	1,754	2,062	7	1985	(v)
7400 Whitehall Street	115	640	755	3	1994	(v)
DAYTON						

6094-6104 Executive Blvd	187	1,094	1,281	70	1975	(v)
6202-6220 Executive Blvd	275	1,613	1,888	104	1976	(v)
6268-6294 Executive Blvd	262	1,543	1,805	99	1989	(v)
5749-5753 Executive Blvd	53	360	413	27	1975	(v)
6230-6266 Executive Blvd	281	1,655	1,936	98	1979	(v)
2200-2224 Sandridge Road	226	1,328	1,554	62	1983	(v)
8119-8137 Uehling Lane	105	580	685	4	1978	(v)
DENVER						

7100 North Broadway - 1	215	1,325	1,540	46	1978	(v)
7100 North Broadway - 2	204	1,261	1,465	37	1978	(v)
7100 North Broadway - 3	140	827	967	27	1978	(v)
7100 North Broadway - 5	178	1,085	1,263	46	1978	(v)
7100 North Broadway - 6	271	1,588	1,859	53	1978	(v)
10691 East Bethany Drive	188	1,084	1,272	33	1979	(v)
20100 East 32nd Avenue Parkway	337	2,179	2,516	116	1997	(v)
15700-15820 West 6th Avenue	337	1,927	2,264	60	1978	(v)
12850-15884 West 6th Avenue	206	1,158	1,364	37	1978	(v)
5454 Washington	156	909	1,065	31	1985	(v)
5801 West 6th Avenue	72	416	488	13	1980	(v)
5805 West 6th Avenue	99	586	685	18	1980	(v)
5815 West 6th Avenue	99	569	668	18	1980	(v)
5825 West 6th Avenue	99	569	668	18	1980	(v)
5835 West 6th Avenue	98	562	660	17	1980	(v)
525 East 70th Street	69	391	460	12	1985	(v)
565 East 70th Street	171	983	1,154	31	1985	(v)
605 East 70th Street	194	1,115	1,309	36	1985	(v)
625 East 70th Street	137	787	924	25	1985	(v)
665 East 70th Street	137	795	932	24	1985	(v)
700 West 48th Street	307	1,784	2,091	55	1984	(v)
702 West 48th Street	139	847	986	37	1984	(v)
800 East 73rd	224	1,290	1,514	34	1984	(v)
850 East 73rd	177	1,017	1,194	26	1984	(v)
6425 North Washington	383	2,157	2,540	54	1983	(v)
3370 North Peoria Street	163	1,068	1,231	31	1978	(v)
3390 North Peoria Street	147	845	992	27	1978	(v)
3508-3538 North Peoria Street	264	1,526	1,790	51	1978	(v)
3568 North Peoria Street	225	1,313	1,538	49	1978	(v)
3350 Peoria	217	1,388	1,605	41	1978	(v)
4785 Elati	175	999	1,174	31	1972	(v)
4770 Fox Street	134	765	899	24	1972	(v)
1550 W. Evans	395	2,259	2,654	71	1975	(v)
12401-41 East 37th Ave	131	751	882	24	1980	(v)
3751-71 Revere Street	267	1,524	1,791	47	1980	(v)
3871 Revere	368	2,098	2,466	65	1980	(v)
5454 Havana Street	207	1,178	1,385	37	1980	(v)
5500 Havana Street	169	964	1,133	30	1980	(v)
4570 Ivy Street	221	1,255	1,476	39	1985	(v)
5855 Stapleton Drive North	290	1,657	1,947	52	1985	(v)
5885 Stapleton Drive North	381	2,172	2,553	68	1985	(v)
5200-5280 North Broadway	171	1,050	1,221	33	1977	(v)
5977-5995 North Broadway	271	1,554	1,825	49	1978	(v)
2952-5978 North Broadway	422	2,410	2,832	75	1978	(v)
6400 North Broadway	325	1,852	2,177	58	1982	(v)
875 Parfer Street	293	1,667	1,960	52	1975	(v)
4721 Ironton Street	236	1,346	1,582	42	1969	(v)
833 Parfer Street	199	1,140	1,339	35	1974	(v)
11005 West 8th Avenue	104	593	697	18	1974	(v)
7100 North Broadway - 7	217	1,327	1,544	41	1985	(v)
7100 North Broadway - 8	80	482	562	15	1985	(v)
6804 East 48th Avenue	256	1,461	1,717	46	1973	(v)
445 Bryant Street	1,829	10,267	12,096	152	1960	(v)
East 47th Drive - A	509	3,051	3,560	97	1997	(v)
Centennial Airport Business Pk.	642	3,751	4,393	147	1997	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98		
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS	TOTAL
9500 West 49th Street - A	Wheatridge, CO		432	2,448	19	434	2,465	2,899
9500 West 49th Street - B	Wheatridge, CO		235	1,330	(52)	226	1,287	1,513
9500 West 49th Street - C	Wheatridge, CO		602	3,409	17	600	3,428	4,028
9500 West 49th Street - D	Wheatridge, CO		271	1,537	(156)	246	1,406	1,652
8100 South Park Way - A	Littleton, CO		442	2,507	213	428	2,734	3,162
8100 South Park Way - B	Littleton, CO		103	582	137	104	718	822
8100 South Park Way - C	Littleton, CO		568	3,219	59	575	3,271	3,846
451-591 East 124th Avenue	Littleton, CO		386	2,188	41	391	2,224	2,615
14100 East Jewell	Aurora, CO		395	2,240	90	401	2,324	2,725
14190 East Jewell	Aurora, CO		199	1,126	48	201	1,172	1,373
608 Garrison Street	Lakewood, CO		265	1,501	56	267	1,555	1,822
610 Garrison Street	Lakewood, CO		264	1,494	74	265	1,567	1,832
1111 West Evans (A&C)	Denver, CO		233	1,321	31	236	1,349	1,585
1111 West Evans (B)	Denver, CO		30	169	3	30	172	202
15000 West 6th Avenue	Golden, CO		913	5,174	122	917	5,292	6,209
14998 West 6th Avenue Bldg E	Golden, CO		565	3,199	73	568	3,269	3,837
14998 West 6th Avenue Bldg F	Englewood, CO		269	1,525	17	271	1,540	1,811
12503 East Euclid Drive	Denver, CO		1,219	6,905	149	1,229	7,044	8,273
6547 South Racine Circle	Denver, CO		748	4,241	199	753	4,435	5,188
7800 East Iliff Avenue	Denver, CO		196	1,110	29	198	1,137	1,335
2369 South Trenton Way	Denver, CO		292	1,656	27	294	1,681	1,975
2370 South Trenton Way	Denver, CO		200	1,132	83	201	1,214	1,415
2422 S. Trenton Way	Denver, CO		241	1,364	83	243	1,445	1,688
2452 South Trenton Way	Denver, CO		421	2,386	50	426	2,431	2,857
651 Topeka Way	Denver, CO		194	1,099	24	197	1,120	1,317
680 Atchinson Way	Denver, CO		194	1,099	24	197	1,120	1,317
8122 South Park Lane - A	Littleton, CO		394	2,232	157	398	2,385	2,783
8122 South Park Lane - B	Littleton, CO		186	1,054	38	188	1,090	1,278
1600 South Abilene	Aurora, CO		465	2,633	72	470	2,700	3,170
1620 South Abilene	Aurora, CO		268	1,520	52	270	1,570	1,840
1640 South Abilene	Aurora, CO		368	2,085	75	371	2,157	2,528
13900 East Florida Ave	Aurora, CO		189	1,071	36	190	1,106	1,296
4301 South Federal Boulevard	Englewood, CO		237	1,341	58	239	1,397	1,636
14401-14492 East 33rd Place	Aurora, CO		445	2,519	194	453	2,705	3,158
11701 East 53rd Avenue	Denver, CO		416	2,355	56	422	2,405	2,827
5401 Oswego Street	Denver, CO		273	1,547	101	278	1,643	1,921
3811 Joliet	Denver, CO		735	4,166	92	746	4,247	4,993
2630 West 2nd Avenue	Denver, CO		53	299	4	53	303	356
2650 West 2nd Avenue	Denver, CO		221	1,252	26	223	1,276	1,499
14818 West 6th Avenue Bldg A	Golden, CO		494	2,799	68	490	2,871	3,361
14828 West 6th Avenue Bldg B	Golden, CO		519	2,942	152	523	3,090	3,613
12055 E. 49th Ave/4955 Peoria	Denver, CO		298	1,609	73	302	1,757	2,059
4940-4950 Paris	Denver, CO		152	861	33	154	892	1,046
4970 Paris	Denver, CO		95	537	12	96	548	644
5010 Paril	Denver, CO		89	505	13	91	516	607
7367 South Revere Parkway	Englewood, CO		926	5,124	158	934	5,274	6,208
DES MOINES								
1550 East Washington Avenue	Des Moines, IA		610	4,251	771	623	5,009	5,632
1600 East Washington Avenue	Des Moines, IA		209	1,557	165	221	1,710	1,931
4121 McDonald Avenue	Des Moines, IA		390	2,931	303	416	3,208	3,624
4141 McDonald Avenue	Des Moines, IA		706	5,518	647	787	6,084	6,871
4161 McDonald Avenue	Des Moines, IA		389	3,046	648	467	3,616	4,083
5701 NE 17th Street	Des Moines, IA		162	918	130	175	1,035	1,210
3100 Justin	Des Moines, IA		139	772	11	140	782	922
3101 104th St.	Des Moines, IA		142	788	10	143	797	940
3051 104th St.	Des Moines, IA		70	388	30	70	418	488
2250 Delaware Ave.	Des Moines, IA		291	1,609	144	293	1,751	2,044
DETROIT								
2654 Elliott	Troy, MI	(d)	57	334	82	57	416	473
1731 Thorncroft	Troy, MI	(d)	331	1,904	25	331	1,929	2,260
1653 E. Maple	Troy, MI	(d)	192	1,104	102	192	1,206	1,398
47461 Clipper	Plymouth, MI	(d)	122	723	105	122	828	950
47522 Galleon	Plymouth, MI	(d)	85	496	10	85	506	591
4150 Varsity Drive	Ann Arbor, MI	(d)	168	969	11	168	980	1,148
1330 Crooks Road	Clawson, MI	(d)	234	1,348	15	234	1,363	1,597
12000 Merriman Road	Livonia, MI		453	3,651	1,417	440	5,081	5,521
238 Executive Drive	Troy, MI		52	173	428	100	553	653
256 Executive Drive	Troy, MI		44	146	409	85	514	599

BUILDING ADDRESS	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
9500 West 49th Street - A	77	1997	(v)
9500 West 49th Street - B	42	1997	(v)
9500 West 49th Street - C	115	1997	(v)
9500 West 49th Street - D	49	1997	(v)
8100 South Park Way - A	99	1997	(v)
8100 South Park Way - B	47	1984	(v)
8100 South Park Way - C	102	1984	(v)

451-591 East 124th Avenue	69	1979	(v)
14100 East Jewell	72	1980	(v)
14190 East Jewell	36	1980	(v)
608 Garrison Street	50	1984	(v)
610 Garrison Street	50	1984	(v)
1111 West Evans (A&C)	42	1986	(v)
1111 West Evans (B)	5	1986	(v)
15000 West 6th Avenue	169	1985	(v)
14998 West 6th Avenue Bldg E	105	1995	(v)
14998 West 6th Avenue Bldg F	48	1995	(v)
12503 East Euclid Drive	220	1986	(v)
6547 South Racine Circle	148	1996	(v)
7800 East Iliff Avenue	36	1983	(v)
2369 South Trenton Way	53	1983	(v)
2370 South Trenton Way	40	1983	(v)
2422 S. Trenton Way	44	1983	(v)
2452 South Trenton Way	76	1983	(v)
651 Topeka Way	28	1985	(v)
680 Atchinson Way	28	1985	(v)
8122 South Park Lane - A	73	1986	(v)
8122 South Park Lane - B	34	1986	(v)
1600 South Abilene	84	1986	(v)
1620 South Abilene	49	1986	(v)
1640 South Abilene	66	1986	(v)
13900 East Florida Ave	34	1986	(v)
4301 South Federal Boulevard	46	1997	(v)
14401-14492 East 33rd Place	84	1979	(v)
11701 East 53rd Avenue	75	1985	(v)
5401 Oswego Street	53	1985	(v)
3811 Joliet	1	1977	(v)
2630 West 2nd Avenue	9	1970	(v)
2650 West 2nd Avenue	40	1970	(v)
14818 West 6th Avenue Bldg A	95	1985	(v)
14828 West 6th Avenue Bldg B	102	1985	(v)
12055 E. 49th Ave/4955 Peoria	44	1984	(v)
4940-4950 Paris	22	1984	(v)
4970 Paris	14	1984	(v)
5010 Paril	13	1984	(v)
7367 South Revere Parkway	108	1997	(v)

DES MOINES

1550 East Washington Avenue	717	1987	(v)
1600 East Washington Avenue	204	1987	(v)
4121 McDonald Avenue	382	1977	(v)
4141 McDonald Avenue	723	1976	(v)
4161 McDonald Avenue	514	1979	(v)
5701 NE 17th Street	38	1968	(v)
3100 Justin	15	1970	(v)
3101 104th St.	15	1970	(v)
3051 104th St.	8	1993	(v)
2250 Delaware Ave.	24	1975	(v)

DETROIT

2654 Elliott	47	1986	(v)
1731 Thorncroft	208	1969	(v)
1653 E. Maple	160	1990	(v)
47461 Clipper	159	1992	(v)
47522 Galleon	55	1990	(v)
4150 Varsity Drive	106	1986	(v)
1330 Crooks Road	149	1960	(v)
12000 Merriman Road	2,708	1975	(v)
238 Executive Drive	264	1973	(v)
256 Executive Drive	212	1974	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS		TOTAL
301 Executive Drive	Troy, MI		71	293	521	133	752	885	
449 Executive Drive	Troy, MI		125	425	836	218	1,168	1,386	
501 Executive Drive	Troy, MI		71	236	586	129	764	893	
645 Executive Drive	Troy, MI		184	940	360	234	1,250	1,484	
451 Robbins Drive	Troy, MI		96	448	966	192	1,318	1,510	
700 Stephenson Highway	Troy, MI		250	854	1,361	386	2,079	2,465	
800 Stephenson Highway	Troy, MI		558	2,341	2,174	654	4,419	5,073	
1150 Stephenson Highway	Troy, MI		178	966	316	200	1,260	1,460	
1200 Stephenson Highway	Troy, MI		246	1,115	631	284	1,708	1,992	
1035 Crooks Road	Troy, MI		114	414	544	143	929	1,072	
1095 Crooks Road	Troy, MI		331	1,017	948	360	1,936	2,296	
1416 Meijer Drive	Troy, MI		94	394	390	121	757	878	
1624 Meijer Drive	Troy, MI		236	1,406	801	373	2,070	2,443	
1972 Meijer Drive	Troy, MI		315	1,301	726	372	1,970	2,342	
2112 Meijer Drive	Troy, MI		141	714	609	229	1,235	1,464	
1621 Northwood Drive	Troy, MI		85	351	1,042	215	1,263	1,478	
1707 Northwood Drive	Troy, MI		95	262	1,157	239	1,275	1,514	
1749 Northwood Drive	Troy, MI		107	477	466	164	886	1,050	
1788 Northwood Drive	Troy, MI		50	196	462	103	605	708	
1821 Northwood Drive	Troy, MI		132	523	746	220	1,181	1,401	
1826 Northwood Drive	Troy, MI		55	208	396	103	556	659	
1864 Northwood Drive	Troy, MI		57	190	442	107	582	689	
1902 Northwood Drive	Troy, MI		234	807	2,164	511	2,694	3,205	
1921 Northwood Drive	Troy, MI		135	589	1,165	291	1,598	1,889	
2230 Elliott Avenue	Troy, MI		46	174	419	95	544	639	
2237 Elliott Avenue	Troy, MI		48	159	419	90	536	626	
2277 Elliott Avenue	Troy, MI		48	188	438	104	570	674	
2291 Elliott Avenue	Troy, MI		52	209	342	86	517	603	
2451 Elliott Avenue	Troy, MI		78	319	840	164	1,073	1,237	
2730 Research Drive	Rochester Hills, MI		915	4,215	550	903	4,777	5,680	
2791 Research Drive	Rochester Hills, MI		557	2,731	296	560	3,024	3,584	
2871 Research Drive	Rochester Hills, MI		324	1,487	270	327	1,754	2,081	
2911 Research Drive	Rochester Hills, MI		505	2,136	382	504	2,519	3,023	
3011 Research Drive	Rochester Hills, MI		457	2,104	325	457	2,429	2,886	
2870 Technology Drive	Rochester Hills, MI		275	1,262	235	279	1,493	1,772	
2890 Technology Drive	Rochester Hills, MI		199	902	208	206	1,103	1,309	
2900 Technology Drive	Rochester Hills, MI		214	977	494	219	1,466	1,685	
2920 Technology Drive	Rochester Hills, MI		149	671	156	153	823	976	
2930 Technology Drive	Rochester Hills, MI		131	594	383	138	970	1,108	
2950 Technology Drive	Rochester Hills, MI		178	819	258	185	1,070	1,255	
2960 Technology Drive	Rochester Hills, MI		281	1,277	243	283	1,518	1,801	
23014 Commerce Drive	Farmington Hills, MI		39	203	125	56	311	367	
23028 Commerce Drive	Farmington Hills, MI		98	507	357	125	837	962	
23035 Commerce Drive	Farmington Hills, MI		71	355	179	93	512	605	
23042 Commerce Drive	Farmintgon Hills, MI		67	277	330	89	585	674	
23065 Commerce Drive	Farmington Hills, MI		71	408	143	93	529	622	
23070 Commerce Drive	Farmington Hills, MI		112	442	660	125	1,089	1,214	
23079 Commerce Drive	Farmington Hills, MI		68	301	181	79	471	550	
23093 Commerce Drive	Farmington Hills, MI		211	1,024	762	295	1,702	1,997	
23135 Commerce Drive	Farmington Hills, MI		146	701	229	158	918	1,076	
23149 Commerce Drive	Farmington Hills, MI		266	1,005	464	274	1,461	1,735	
23163 Commerce Drive	Farmington Hills, MI		111	513	243	138	729	867	
23177 Commerce Drive	Farmington Hills, MI		175	1,007	515	254	1,443	1,697	
23206 Commerce Drive	Farmington Hills, MI		125	531	627	137	1,146	1,283	
23290 Commerce Drive	Farmington Hills, MI		124	707	643	210	1,264	1,474	
23370 Commerce Drive	Farmington Hills, MI		59	233	165	66	391	457	
24492 Indoplex Circle	Farmington Hills, MI		67	370	724	175	986	1,161	
24528 Indoplex Circle	Farmington Hills, MI		91	536	1,082	263	1,446	1,709	
31800 Plymouth Road - Building 1	Livonia, MI		3,415	19,481	2,400	3,417	21,879	25,296	
31800 Plymouth Road - Building 2	Livonia, MI		671	3,860	389	674	4,246	4,920	
31800 Plymouth Road - Building 3	Livonia, MI		322	1,869	154	324	2,021	2,345	
31800 Plymouth Road - Building 6	Livonia, MI		557	3,207	991	560	4,195	4,755	
31800 Plymouth Road - Building 7	Livonia, MI		139	832	10	141	840	981	
21477 Bridge Street	Southfield, MI		244	1,386	220	253	1,597	1,850	
2965 Technology Drive	Rochester Hills, MI	(c)	964	2,277	123	964	2,400	3,364	
1451 Lincoln Avenue	Madison, MI	(c)	299	1,703	435	305	2,132	2,437	
4400 Purks Drive	Auburn Hills, MI	(c)	602	3,410	2,687	612	6,087	6,699	
4177A Varsity Drive	Ann Arbor, MI	(c)	90	536	78	90	614	704	
6515 Cobb Drive	Sterling Heights, MI	(c)	305	1,753	150	305	1,903	2,208	
32450 N Avis Drive	Madison Heights, MI		281	1,590	67	286	1,652	1,938	

BUILDING ADDRESS	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
301 Executive Drive	338	1974	(v)
449 Executive Drive	531	1975	(v)
501 Executive Drive	244	1984	(v)
645 Executive Drive	646	1972	(v)
451 Robbins Drive	520	1975	(v)
700 Stephenson Highway	854	1978	(v)

800 Stephenson Highway	1,510	1979	(v)
1150 Stephenson Highway	458	1982	(v)
1200 Stephenson Highway	648	1980	(v)
1035 Crooks Road	373	1980	(v)
1095 Crooks Road	708	1986	(v)
1416 Meijer Drive	282	1980	(v)
1624 Meijer Drive	792	1984	(v)
1972 Meijer Drive	702	1985	(v)
2112 Meijer Drive	516	1980	(v)
1621 Northwood Drive	594	1977	(v)
1707 Northwood Drive	484	1983	(v)
1749 Northwood Drive	396	1977	(v)
1788 Northwood Drive	269	1977	(v)
1821 Northwood Drive	531	1977	(v)
1826 Northwood Drive	245	1977	(v)
1864 Northwood Drive	258	1977	(v)
1902 Northwood Drive	1,230	1977	(v)
1921 Northwood Drive	753	1977	(v)
2230 Elliott Avenue	258	1974	(v)
2237 Elliott Avenue	232	1974	(v)
2277 Elliott Avenue	251	1975	(v)
2291 Elliott Avenue	243	1974	(v)
2451 Elliott Avenue	423	1974	(v)
2730 Research Drive	1,679	1988	(v)
2791 Research Drive	1,005	1991	(v)
2871 Research Drive	582	1991	(v)
2911 Research Drive	865	1992	(v)
3011 Research Drive	854	1988	(v)
2870 Technology Drive	518	1988	(v)
2890 Technology Drive	363	1991	(v)
2900 Technology Drive	526	1992	(v)
2920 Technology Drive	264	1992	(v)
2930 Technology Drive	300	1991	(v)
2950 Technology Drive	357	1991	(v)
2960 Technology Drive	506	1992	(v)
23014 Commerce Drive	108	1983	(v)
23028 Commerce Drive	292	1983	(v)
23035 Commerce Drive	186	1983	(v)
23042 Commerce Drive	215	1983	(v)
23065 Commerce Drive	188	1983	(v)
23070 Commerce Drive	355	1983	(v)
23079 Commerce Drive	180	1983	(v)
23093 Commerce Drive	603	1983	(v)
23135 Commerce Drive	326	1986	(v)
23149 Commerce Drive	538	1985	(v)
23163 Commerce Drive	257	1986	(v)
23177 Commerce Drive	562	1986	(v)
23206 Commerce Drive	329	1985	(v)
23290 Commerce Drive	492	1980	(v)
23370 Commerce Drive	145	1980	(v)
24492 Indoplex Circle	443	1976	(v)
24528 Indoplex Circle	700	1976	(v)
31800 Plymouth Road - Building 1	2,578	1968/89	(v)
31800 Plymouth Road - Building 2	478	1968/89	(v)
31800 Plymouth Road - Building 3	240	1968/89	(v)
31800 Plymouth Road - Building 6	512	1968/89	(v)
31800 Plymouth Road - Building 7	98	1968/89	(v)
21477 Bridge Street	173	1986	(v)
2965 Technology Drive	231	1995	(v)
1451 Lincoln Avenue	227	1967	(v)
4400 Purks Drive	352	1987	(v)
4177A Varsity Drive	114	1993	(v)
6515 Cobb Drive	193	1984	(v)
32450 N Avis Drive	121	1974	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS		TOTAL
32200 N Avis Drive	Madison Heights, MI		408	2,311	156	411	2,464	2,875	
11813 Hubbard	Livonia, MI		177	1,001	42	180	1,040	1,220	
11866 Hubbard	Livonia, MI		189	1,073	29	191	1,100	1,291	
12050-12300 Hubbard (p)	Livonia, MI		425	2,410	302	428	2,709	3,137	
38200 Plymouth Road	Livonia, MI		1,215	-	4,614	1,268	4,561	5,829	
38220 Plymouth Road	Livonia, MI		756	-	5,289	729	5,316	6,045	
38300 Plymouth Road	Livonia, MI		729	-	4,648	857	4,520	5,377	
12707 Eckles Road	Plymouth Township, MI		255	1,445	110	267	1,543	1,810	
9300-9328 Harrison Rd	Romulus, MI		147	834	126	154	953	1,107	
9330-9358 Harrison Rd	Romulus, MI		81	456	96	85	548	633	
28420-28448 Highland Rd	Romulus, MI		143	809	132	149	935	1,084	
28450-28478 Highland Rd	Romulus, MI		81	461	239	85	696	781	
28421-28449 Highland Rd	Romulus, MI		109	617	196	114	808	922	
28451-28479 Highland Rd	Romulus, MI		107	608	104	112	707	819	
28825-28909 Highland Rd	Romulus, MI		70	395	118	73	510	583	
28933-29017 Highland Rd	Romulus, MI		112	634	124	117	753	870	
28824-28908 Highland Rd	Romulus, MI		134	760	195	140	949	1,089	
28932-29016 Highland Rd	Romulus, MI		123	694	229	128	918	1,046	
9710-9734 Harrison Rd	Romulus, MI		125	706	136	130	837	967	
9740-9772 Harrison Rd	Romulus, MI		132	749	186	138	929	1,067	
9840-9868 Harrison Rd	Romulus, MI		144	815	118	150	927	1,077	
9800-9824 Harrison Rd	Romulus, MI		117	664	93	123	751	874	
29265-29285 Airport Dr	Romulus, MI		140	794	169	147	956	1,103	
29185-29225 Airport Dr	Romulus, MI		140	792	235	146	1,021	1,167	
29149-29165 Airport Dr	Romulus, MI		216	1,225	260	226	1,475	1,701	
29101-29115 Airport Dr	Romulus, MI		130	738	222	136	954	1,090	
29031-29045 Airport Dr	Romulus, MI		124	704	102	130	800	930	
29050-29062 Airport Dr	Romulus, MI		127	718	96	133	808	941	
29120-29134 Airport Dr	Romulus, MI		161	912	159	168	1,064	1,232	
29200-29214 Airport Dr	Romulus, MI		170	963	257	178	1,212	1,390	
9301-9339 Middlebelt Rd	Romulus, MI		124	703	114	130	811	941	
21405 Trolley Industrial Drive	Taylor, MI		758	4,293	185	778	4,458	5,236	
26980 Trolley Industrial Drive	Taylor, MI		450	2,550	131	463	2,668	3,131	
12050-12200 Farmington Road	Livonia, MI		201	1,115	21	202	1,135	1,337	
33200 Capitol Avenue	Livonia, MI		236	1,309	82	237	1,390	1,627	
32975 Capitol Avenue	Livonia, MI		135	748	23	136	770	906	
2725 S. Industrial Highway	Ann Arbor, MI		660	3,654	248	661	3,901	4,562	
32920 Capitol Avenue	Livonia, MI		76	422	11	77	432	509	
32940 Capitol Avenue	Livonia, MI		57	314	10	57	324	381	
11862 Brookfield Avenue	Livonia, MI		85	471	14	85	485	570	
11923 Brookfield Avenue	Livonia, MI		120	665	351	120	1,016	1,136	
11965 Brookfield Avenue	Livonia, MI		120	665	14	120	679	799	
34005 Schoolcraft Road	Livonia, MI		107	592	20	107	612	719	
13405 Stark Road	Livonia, MI		46	254	14	46	268	314	
1170 Chicago Road	Troy, MI		249	1,380	22	250	1,401	1,651	
1200 Chicago Road	Troy, MI		268	1,483	24	268	1,507	1,775	
450 Robbins Drive	Troy, MI		166	920	16	167	935	1,102	
556 Robbins Drive	Troy, MI		59	329	11	60	339	399	
1230 Chicago Road	Troy, MI		271	1,498	23	271	1,521	1,792	
12886 Westmore Avenue	Livonia, MI		190	1,050	32	190	1,082	1,272	
12898 Westmore Avenue	Livonia, MI		190	1,050	15	190	1,065	1,255	
33025 Industrial Road	Livonia, MI		80	442	16	80	458	538	
2002 Stephenson Highway	Troy, MI		179	994	18	180	1,011	1,191	
47711 Clipper Street	Plymouth Twsp, MI		539	2,983	30	540	3,012	3,552	
32975 Industrial Road	Livonia, MI		160	887	38	161	924	1,085	
32985 Industrial Road	Livonia, MI		137	761	20	138	780	918	
32995 Industrial Road	Livonia, MI		160	887	13	161	899	1,060	
12874 Westmore Avenue	Livonia, MI		137	761	16	138	776	914	
33067 Industrial Road	Livonia, MI		160	887	27	161	913	1,074	
1775 Bellingham	Troy, MI		344	1,902	23	344	1,925	2,269	
1785 East Maple	Troy, MI		92	507	11	92	518	610	
1807 East Maple	Troy, MI		321	1,775	22	321	1,797	2,118	
9800 Chicago Road	Troy, MI		206	1,141	13	207	1,153	1,360	
1840 Enterprise Drive	Rochester Hills, MI		573	3,170	26	573	3,196	3,769	
1885 Enterprise Drive	Rochester Hills, MI		209	1,158	19	210	1,176	1,386	
1935-55 Enterprise Drive	Rochester Hills, MI		1,285	7,144	20	1,287	7,162	8,449	
5500 Enterprise Court	Warren, MI		675	3,737	44	676	3,780	4,456	
5800 Enterprise Court	Warren, MI		202	1,117	14	202	1,131	1,333	
750 Chicago Road	Troy, MI		323	1,790	23	324	1,812	2,136	
800 Chicago Road	Troy, MI		283	1,567	25	284	1,591	1,875	

BUILDING ADDRESS	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
32200 N Avis Drive	183	1973	(v)
11813 Hubbard	77	1979	(v)
11866 Hubbard	80	1979	(v)
12050-12300 Hubbard (p)	243	1981	(v)
38200 Plymouth Road	210	1997	(v)
38220 Plymouth Road	108	1988	(v)
38300 Plymouth Road	98	1997	(v)
12707 Eckles Road	93	1990	(v)
9300-9328 Harrison Rd	52	1978	(v)

9330-9358 Harrison Rd	28	1978	(v)
28420-28448 Highland Rd	52	1979	(v)
28450-28478 Highland Rd	33	1979	(v)
28421-28449 Highland Rd	48	1980	(v)
28451-28479 Highland Rd	38	1980	(v)
28825-28909 Highland Rd	36	1981	(v)
28933-29017 Highland Rd	47	1982	(v)
28824-28908 Highland Rd	49	1982	(v)
28932-29016 Highland Rd	56	1982	(v)
9710-9734 Harrison Rd	61	1987	(v)
9740-9772 Harrison Rd	69	1987	(v)
9840-9868 Harrison Rd	52	1987	(v)
9800-9824 Harrison Rd	39	1987	(v)
29265-29285 Airport Dr	50	1983	(v)
29185-29225 Airport Dr	52	1983	(v)
29149-29165 Airport Dr	78	1984	(v)
29101-29115 Airport Dr	58	1985	(v)
29031-29045 Airport Dr	42	1985	(v)
29050-29062 Airport Dr	43	1986	(v)
29120-29134 Airport Dr	57	1986	(v)
29200-29214 Airport Dr	62	1985	(v)
9301-9339 Middlebelt Rd	44	1983	(v)
21405 Trolley Industrial Drive	202	1971	(v)
26980 Trolley Industrial Drive	88	1997	(v)
12050-12200 Farmington Road	21	1973	(v)
33200 Capitol Avenue	25	1977	(v)
32975 Capitol Avenue	14	1978	(v)
2725 S. Industrial Highway	74	1997	(v)
32920 Capitol Avenue	8	1973	(v)
32940 Capitol Avenue	6	1971	(v)
11862 Brookfield Avenue	9	1972	(v)
11923 Brookfield Avenue	22	1973	(v)
11965 Brookfield Avenue	13	1973	(v)
34005 Schoolcraft Road	11	1981	(v)
13405 Stark Road	5	1980	(v)
1170 Chicago Road	26	1983	(v)
1200 Chicago Road	28	1984	(v)
450 Robbins Drive	17	1976	(v)
556 Robbins Drive	6	1974	(v)
1230 Chicago Road	28	1996	(v)
12886 Westmore Avenue	20	1981	(v)
12898 Westmore Avenue	20	1981	(v)
33025 Industrial Road	8	1980	(v)
2002 Stephenson Highway	19	1986	(v)
47711 Clipper Street	56	1996	(v)
32975 Industrial Road	18	1984	(v)
32985 Industrial Road	14	1985	(v)
32995 Industrial Road	17	1983	(v)
12874 Westmore Avenue	14	1984	(v)
33067 Industrial Road	17	1984	(v)
1775 Bellingham	36	1987	(v)
1785 East Maple	10	1985	(v)
1807 East Maple	34	1984	(v)
9800 Chicago Road	22	1985	(v)
1840 Enterprise Drive	60	1990	(v)
1885 Enterprise Drive	22	1990	(v)
1935-55 Enterprise Drive	134	1990	(v)
5500 Enterprise Court	71	1989	(v)
5800 Enterprise Court	21	1987	(v)
750 Chicago Road	34	1986	(v)
800 Chicago Road	30	1985	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
850 Chicago Road	Troy, MI		183	1,016	14
2805 S. Industrial Highway	Ann Arbor, MI		318	1,762	20
6833 Center Drive	Sterling Heights, MI		467	2,583	179
22731 Newman Street	Dearborn, MI		542	3,001	93
32201 North Avis Drive	Madison Heights, MI		345	1,911	85
1100 East Mandoline Road	Madison Heights, MI		888	4,915	197
30081 Stephenson Highway	Madison Heights, MI		271	1,499	333
1120 John A. Papalas Drive (q)	Lincoln Park, MI		586	3,241	198
36555 Ecorse	Romulus, MI		600	-	8,788
6340 Middlebelt	Romulus, MI		673	-	3,420
GRAND RAPIDS					
3232 Kraft Avenue	Grand Rapids, MI	(d)	810	4,792	1,330
8181 Logistics Drive	Grand Rapids, MI	(d)	803	5,263	721
5062 Kendrick Court SE	Grand Rapids, MI	(d)	142	815	13
2 84th Street SW	Grand Rapids, MI		117	685	295
100 84th Street SW	Grand Rapids, MI		255	1,477	150
511 76th Street SW	Grand Rapids, MI		758	4,355	206
553 76th Street SW	Grand Rapids, MI		32	191	242
555 76th Street SW	Grand Rapids, MI		776	4,458	97
2925 Remico Avenue SW	Grand Rapids, MI		281	1,617	21
2935 Walkent Court NW	Grand Rapids, MI		285	1,663	202
3300 Kraft Avenue SE	Grand Rapids, MI		838	4,810	220
3366 Kraft Avenue SE	Grand Rapids, MI		833	4,780	625
4939 Starr Avenue	Grand Rapids, MI		117	681	29
5001 Kendrick Court SE	Grand Rapids, MI		210	1,221	117
5050 Kendrick Court SE	Grand Rapids, MI		1,721	11,433	4,569
5015 52nd Street SE	Grand Rapids, MI		234	1,321	35
5025 28th Street	Grand Rapids, MI		77	488	17
5079 33rd Street SE	Grand Rapids, MI		525	3,018	154
5333 33rd Street SE	Grand Rapids, MI		480	2,761	82
5130 Patterson Avenue SE	Grand Rapids, MI		137	793	21
425 Gordon Industrial Court	Grand Rapids, MI	(c)	611	3,747	1,331
2851 Prairie Street	Grand Rapids, MI	(c)	377	2,778	240
2945 Walkent Court	Grand Rapids, MI	(c)	310	2,074	296
537 76th Street	Grand Rapids, MI	(c)	255	1,456	330
3395 Kraft Avenue	Grand Rapids, MI		214	1,212	73
3427 Kraft Avenue	Grand Rapids, MI		157	892	56
4412 Coloma Road	Coloma, MI		1,391	7,700	715
HARTFORD					
20 Utopia Road	Manchester, CT		113	703	71
50 Utopia Road	Manchester, CT		193	1,188	14
171 Utopia Road	Manchester, CT		174	1,076	13
135 Sheldon Road	Manchester, CT		247	1,488	89
169 Progress Road	Manchester, CT		339	2,056	20
227 Progress Drive	Manchester, CT		81	493	7
249 Progress Drive	Manchester, CT		89	562	8
428 Hayden Station Road	Windsor, CT		167	1,003	59
430 Hayden Station Road	Windsor, CT		238	1,415	13
436 Hayden Station Road	Windsor, CT		285	1,699	15
460 Hayden Station Road	Windsor, CT		212	1,264	(6)
345 MacCausland Court	Cheshire, CT		866	-	4,869
HOUSTON					
2102-2314 Edwards Street	Houston, TX		348	1,973	96
4545 Eastpark Drive	Houston, TX		235	1,331	56
3351 Ranch St	Houston, TX		272	1,541	84
3851 Yale St	Houston, TX		413	2,343	141
3337-3347 Ranch Street	Houston, TX		227	1,287	47
8505 N Loop East	Houston, TX		439	2,489	123
4749-4799 Eastpark Dr	Houston, TX		594	3,368	131
4851 Homestead Road	Houston, TX		491	2,782	147
3365-3385 Ranch Street	Houston, TX		284	1,611	48
5050 Campbell Road	Houston, TX		461	2,610	96
4300 Pine Timbers	Houston, TX		489	2,769	130
10600 Hampstead	Houston, TX		105	597	40
2300 Fairway Park Dr	Houston, TX		86	488	31
7969 Blakenship	Houston, TX		174	987	42
8001 Kempwood	Houston, TX		98	558	30

BUILDING ADDRESS	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES(YEARS)
	LAND	BUILDING AND IMPROVEMENTS	TOTAL			
850 Chicago Road	184	1,029	1,213	19	1984	(v)
2805 S. Industrial Highway	319	1,781	2,100	33	1990	(v)
6833 Center Drive	489	2,740	3,229	57	1998	(v)
22731 Newman Street	543	3,093	3,636	64	1985	(v)
32201 North Avis Drive	347	1,994	2,341	41	1974	(v)
1100 East Mandoline Road	891	5,109	6,000	105	1967	(v)

30081 Stephenson Highway	272	1,831	2,103	33	1967	(v)
1120 John A. Papalas Drive (q)	588	3,437	4,025	70	1985	(v)
36555 Ecorse	685	8,703	9,388	103	1998	(v)
6340 Middlebelt	833	3,260	4,093	40	1998	(v)
GRAND RAPIDS						
3232 Kraft Avenue	874	6,058	6,932	715	1988	(v)
8181 Logistics Drive	864	5,923	6,787	719	1990	(v)
5062 Kendrick Court SE	142	828	970	98	1987	(v)
2 84th Street SW	117	980	1,097	133	1986	(v)
100 84th Street SW	255	1,627	1,882	204	1979	(v)
511 76th Street SW	758	4,561	5,319	582	1986	(v)
553 76th Street SW	32	433	465	56	1985	(v)
555 76th Street SW	776	4,555	5,331	529	1987	(v)
2925 Remico Avenue SW	281	1,638	1,919	184	1988	(v)
2935 Walkent Court NW	285	1,865	2,150	203	1991	(v)
3300 Kraft Avenue SE	838	5,030	5,868	665	1987	(v)
3366 Kraft Avenue SE	833	5,405	6,238	799	1987	(v)
4939 Starr Avenue	117	710	827	94	1985	(v)
5001 Kendrick Court SE	210	1,338	1,548	153	1983	(v)
5050 Kendrick Court SE	1,721	16,002	17,723	1,710	1988	(v)
5015 52nd Street SE	234	1,356	1,590	152	1987	(v)
5025 28th Street	77	505	582	99	1967	(v)
5079 33rd Street SE	525	3,172	3,697	350	1990	(v)
5333 33rd Street SE	480	2,843	3,323	357	1991	(v)
5130 Patterson Avenue SE	137	814	951	100	1987	(v)
425 Gordon Industrial Court	644	5,045	5,689	545	1990	(v)
2851 Prairie Street	445	2,950	3,395	351	1989	(v)
2945 Walkent Court	352	2,328	2,680	277	1993	(v)
537 76th Street	258	1,783	2,041	178	1987	(v)
3395 Kraft Avenue	220	1,279	1,499	26	1985	(v)
3427 Kraft Avenue	162	943	1,105	19	1985	(v)
4412 Coloma Road	1,465	8,341	9,806	172	1967	(v)
HARTFORD						
20 Utopia Road	114	773	887	14	1989	(v)
50 Utopia Road	194	1,201	1,395	22	1987	(v)
171 Utopia Road	176	1,087	1,263	20	1987	(v)
135 Sheldon Road	248	1,576	1,824	33	1987	(v)
169 Progress Road	341	2,074	2,415	39	1987	(v)
227 Progress Drive	82	499	581	9	1986	(v)
249 Progress Drive	90	569	659	11	1985	(v)
428 Hayden Station Road	168	1,061	1,229	20	1988	(v)
430 Hayden Station Road	239	1,427	1,666	27	1987	(v)
436 Hayden Station Road	286	1,713	1,999	32	1988	(v)
460 Hayden Station Road	211	1,259	1,470	24	1985	(v)
345 MacCausland Court	1,087	4,648	5,735	52	1998	(v)
HOUSTON						
2102-2314 Edwards Street	359	2,058	2,417	55	1961	(v)
4545 Eastpark Drive	240	1,382	1,622	37	1972	(v)
3351 Ranch St	278	1,619	1,897	43	1970	(v)
3851 Yale St	425	2,472	2,897	66	1971	(v)
3337-3347 Ranch Street	233	1,328	1,561	36	1970	(v)
8505 N Loop East	449	2,602	3,051	69	1981	(v)
4749-4799 Eastpark Dr	611	3,482	4,093	94	1979	(v)
4851 Homestead Road	504	2,916	3,420	79	1973	(v)
3365-3385 Ranch Street	290	1,653	1,943	45	1970	(v)
5050 Campbell Road	470	2,697	3,167	73	1970	(v)
4300 Pine Timbers	499	2,889	3,388	79	1980	(v)
10600 Hampstead	109	633	742	17	1974	(v)
2300 Fairway Park Dr	89	516	605	14	1974	(v)
7969 Blakenship	179	1,024	1,203	28	1972	(v)
8001 Kempwood	101	585	686	16	1972	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
7901 Blankenship	Houston, TX		136	772	41
2500-2530 Fairway Park Drive	Houston, TX		766	4,342	236
6550 Longpointe	Houston, TX		362	2,050	98
1815 Turning Basin Dr	Houston, TX		487	2,761	357
1819 Turning Basin Dr	Houston, TX		231	1,308	157
4545 Mossford Dr	Houston, TX		237	1,342	62
1805 Turning Basin Drive	Houston, TX		564	3,197	429
7000 Empire Drive	Houston, TX	(j)	450	2,552	454
9777 West Gulfbank Drive	Houston, TX	(j)	1,217	6,899	358

INDIANAPOLIS

2900 N Shadeland Avenue	Indianapolis, IN	(e)	2,394	13,565	2,057
2400 North Shadeland	Indianapolis, IN		142	802	52
2402 North Shadeland	Indianapolis, IN		466	2,640	251
7901 West 21st Street	Indianapolis, IN		1,063	6,027	238
1445 Brookville Way	Indianapolis, IN	(e)	459	2,603	319
1440 Brookville Way	Indianapolis, IN	(e)	665	3,770	282
1240 Brookville Way	Indianapolis, IN	(e)	247	1,402	218
1220 Brookville Way	Indianapolis, IN	(e)	223	40	32
1345 Brookville Way	Indianapolis, IN	(f)	586	3,321	325
1350 Brookville Way	Indianapolis, IN	(e)	205	1,161	80
1315 Sadlier Circle E Dr	Indianapolis, IN	(f)	57	322	48
1341 Sadlier Circle E Dr	Indianapolis, IN	(f)	131	743	53
1322-1438 Sadlier Circle E Dr	Indianapolis, IN	(f)	145	822	114
1327-1441 Sadlier Circle E Dr	Indianapolis, IN	(f)	218	1,234	101
1304 Sadlier Circle E Dr	Indianapolis, IN	(f)	71	405	78
1402 Sadlier Circle E Dr	Indianapolis, IN	(f)	165	934	84
1504 Sadlier Circle E Dr	Indianapolis, IN	(f)	219	1,238	74
1311 Sadlier Circle E Dr	Indianapolis, IN	(f)	54	304	84
1365 Sadlier Circle E Dr	Indianapolis, IN	(f)	121	688	100
1352-1354 Sadlier Circle E Dr	Indianapolis, IN	(f)	178	1,008	126
1335 Sadlier Circle E Dr	Indianapolis, IN	(f)	81	460	57
1327 Sadlier Circle E Dr	Indianapolis, IN	(f)	52	295	25
1425 Sadlier Circle E Dr	Indianapolis, IN	(f)	21	117	24
1230 Brookville Way	Indianapolis, IN	(e)	103	586	51
6951 E 30th St	Indianapolis, IN		256	1,449	95
6701 E 30th St	Indianapolis, IN		78	443	40
6737 E 30th St	Indianapolis, IN		385	2,181	147
1225 Brookville Way	Indianapolis, IN		60	-	397
6555 E 30th St	Indianapolis, IN		840	4,760	833
2432-2436 Shadeland	Indianapolis, IN		212	1,199	182
8402-8440 E 33rd St	Indianapolis, IN		222	1,260	146
8520-8630 E 33rd St	Indianapolis, IN		326	1,848	300
8710-8768 E 33rd St	Indianapolis, IN		175	993	94
3316-3346 N. Pagosa Court	Indianapolis, IN		325	1,842	248
3331 Raton Court	Indianapolis, IN		138	802	43
4430 Airport Expressway	Indianapolis, IN		1,068	6,789	902
6751 E 30th St	Indianapolis, IN		728	2,837	142
9200 East 146th Street	Noblesville, IN		215	1,221	677
6575 East 30th Street	Indianapolis, IN		118	-	1,545
6585 East 30th Street	Indianapolis, IN		196	-	4,210

LONG ISLAND

1140 Motor Parkway	Hauppauge, NY		1,034	5,861	146
10 Edison Street	Amityville, NY		183	1,036	59
120 Secatogue Ave	Farmingdale, NY		375	2,123	59
100 Lauman Lane	Hicksville, NY		216	1,226	88
200 Finn Court	Farmingdale, NY		619	3,506	120
243 Dixon Avenue	Amityville, NY		93	527	50
717 Broadway Avenue	Holbrook, NY		790	4,474	67
725 Broadway	Holbrook, NY		643	3,644	167
270 Duffy Avenue	Hicksville, NY		1,305	7,393	219
280 Duffy Avenue	Hicksville, NY		478	2,707	25
575 Underhill Boulevard	Syosset, NY		2,714	15,382	320
5 Sidney Court	Lindenhurst, NY		148	840	49
7 Sidney Court	Lindenhurst, NY		172	975	32
450 Commack Road	Deer Park, NY		304	1,720	54
99 Layfayette Drive	Syosset, NY		1,607	9,106	144
65 East Bethpage Road	Plainview, NY		198	1,122	54
171 Milbar Boulevard	Farmingdale, NY		454	2,574	111

BUILDING ADDRESS	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES(YEARS)
	LAND	BUILDING AND IMPROVEMENTS	TOTAL			
7901 Blankenship	140	809	949	22	1972	(v)
2500-2530 Fairway Park Drive	792	4,552	5,344	133	1974	(v)
6550 Longpointe	370	2,140	2,510	58	1980	(v)
1815 Turning Basin Dr	531	3,074	3,605	82	1980	(v)
1819 Turning Basin Dr	251	1,445	1,696	39	1980	(v)

4545 Mossford Dr	245	1,396	1,641	38	1975	(v)
1805 Turning Basin Drive	616	3,574	4,190	96	1980	(v)
7000 Empire Drive	454	3,002	3,456	75	1980	(v)
9777 West Gulfbank Drive	1,226	7,248	8,474	212	1980	(v)

INDIANAPOLIS

2900 N Shadeland Avenue	2,492	15,524	18,016	1,208	1957/1992	(v)
2400 North Shadeland	149	847	996	32	1970	(v)
2402 North Shadeland	490	2,867	3,357	112	1970	(v)
7901 West 21st Street	1,079	6,249	7,328	204	1985	(v)
1445 Brookville Way	476	2,905	3,381	222	1989	(v)
1440 Brookville Way	685	4,032	4,717	282	1990	(v)
1240 Brookville Way	258	1,609	1,867	147	1990	(v)
1220 Brookville Way	226	69	295	5	1990	(v)
1345 Brookville Way	601	3,631	4,232	261	1992	(v)
1350 Brookville Way	211	1,235	1,446	87	1994	(v)
1315 Sadlier Circle E Dr	61	366	427	26	1970/1992	(v)
1341 Sadlier Circle E Dr	136	791	927	56	1971/1992	(v)
1322-1438 Sadlier Circle E D	152	929	1,081	75	1971/1992	(v)
1327-1441 Sadlier Circle E D	225	1,328	1,553	103	1992	(v)
1304 Sadlier Circle E Dr	75	479	554	35	1971/1992	(v)
1402 Sadlier Circle E Dr	171	1,012	1,183	72	1970/1992	(v)
1504 Sadlier Circle E Dr	226	1,305	1,531	92	1971/1992	(v)
1311 Sadlier Circle E Dr	57	385	442	45	1971/1992	(v)
1365 Sadlier Circle E Dr	126	783	909	52	1971/1992	(v)
1352-1354 Sadlier Circle E D	184	1,128	1,312	85	1970/1992	(v)
1335 Sadlier Circle E Dr	85	513	598	36	1971/1992	(v)
1327 Sadlier Circle E Dr	55	317	372	22	1971/1992	(v)
1425 Sadlier Circle E Dr	23	139	162	10	1971/1992	(v)
1230 Brookville Way	109	631	740	44	1995	(v)
6951 E 30th St	265	1,535	1,800	109	1995	(v)
6701 E 30th St	82	479	561	34	1992	(v)
6737 E 30th St	398	2,315	2,713	169	1995	(v)
1225 Brookville Way	68	389	457	14	1997	(v)
6555 E 30th St	484	5,949	6,433	431	1969/1981	(v)
2432-2436 Shadeland	230	1,363	1,593	84	1968	(v)
8402-8440 E 33rd St	230	1,398	1,628	78	1977	(v)
8520-8630 E 33rd St	336	2,138	2,474	129	1976	(v)
8710-8768 E 33rd St	187	1,075	1,262	64	1979	(v)
3316-3346 N. Pagosa Court	335	2,080	2,415	119	1977	(v)
3331 Raton Court	144	839	983	49	1979	(v)
4430 Airport Expressway	1,238	7,521	8,759	449	1970	(v)
6751 E 30th St	741	2,966	3,707	89	1997	(v)
9200 East 146th Street	224	1,889	2,113	28	1961	(v)
6575 East 30th Street	128	1,535	1,663	8	1998	(v)
6585 East 30th Street	196	4,210	4,406	14	1998	(v)

LONG ISLAND

1140 Motor Parkway	1,039	6,002	7,041	300	1978	(v)
10 Edison Street	185	1,093	1,278	54	1971	(v)
120 Secatogue Ave	377	2,180	2,557	109	1957	(v)
100 Lauman Lane	218	1,312	1,530	67	1968	(v)
200 Finn Court	622	3,623	4,245	181	1965	(v)
243 Dixon Avenue	95	575	670	28	1978	(v)
717 Broadway Avenue	794	4,537	5,331	228	1967	(v)
725 Broadway	647	3,807	4,454	190	1967	(v)
270 Duffy Avenue	1,309	7,608	8,917	392	1956	(v)
280 Duffy Avenue	480	2,730	3,210	137	1956	(v)
575 Underhill Boulevard	2,724	15,692	18,416	783	1967	(v)
5 Sidney Court	150	887	1,037	44	1962	(v)
7 Sidney Court	174	1,005	1,179	50	1964	(v)
450 Commack Road	306	1,772	2,078	89	1964	(v)
99 Layfayette Drive	1,612	9,245	10,857	476	1964	(v)
65 East Bethpage Road	199	1,175	1,374	62	1960	(v)
171 Milbar Boulevard	457	2,682	3,139	137	1961	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
95 Horseblock Road	Yaphank, NY		1,313	7,439	326
151-171 East 2nd Street	Huntington, NY		497	2,815	89
171-175 East 2nd Street	Huntington, NY		493	2,792	68
35 Bloomingdale Road	Hicksville, NY		190	1,076	86
15-39 Tec Street	Hicksville, NY		164	930	48
100 Tec Street	Hicksville, NY		237	1,340	69
51-89 Tec Street	Hicksville, NY		207	1,171	42
502 Old Country Road	Hicksville, NY		95	536	16
80-98 Tec Street	Hicksville, NY		123	700	26
201-233 Park Avenue	Hicksville, NY		349	1,979	92
6851 Jericho Turnpike	Syosset, NY		1,570	8,896	465
One Fairchild Court	Plainview, NY		315	1,786	68
79 Express Street	Plainview, NY		417	2,363	122
92 Central Avenue	Farmingdale, NY		837	4,745	78
160 Engineer Drive	Hicksville, NY		148	836	38
260 Engineers Drive	Hicksville, NY		264	1,494	81
87-119 Engineers Dr (p)	Hicksville, NY		181	1,023	51
950-970 South Broadway	Hicksville, NY		250	1,418	177
290 Duffy Avenue	Hicksville, NY	(g)	383	2,171	262
185 Price Parkway	Farmingdale, NY		611	3,464	52
62 Alpha Plaza	Hicksville, NY		155	877	53
90 Alpha Plaza	Hicksville, NY		127	717	55
325 Duffy Avenue	Hicksville, NY		480	2,720	81
600 West John Street	Hicksville, NY		488	2,763	4,396
939 Motor Parkway	Hauppauge, NY		105	596	93
2070 5th Avenue	Ronkonkoma, NY		383	2,171	15
200 13th Avenue	Ronkonkoma, NY		313	1,776	48
100 13th Avenue	Ronkonkoma, NY		348	1,973	36
1 Comac Loop	Ronkonkoma, NY		348	1,973	43
80 13th Avenue	Ronkonkoma, NY		418	2,368	73
90 13th Avenue	Ronkonkoma, NY		383	2,171	56
33 Comac Loop	Ronkonkoma, NY		383	2,171	78
101-125 Comac Street	Ronkonkoma, NY		905	5,131	75
999 Stewart Avenue	Garden City, NY		293	1,658	124
360 Smith Street	Farmingdale, NY		334	1,851	207
700 Dibblee Drive	Garden City, NY		2,219	12,282	135
49 Mall Drive	Hauppauge, NY		343	5,220	955
275 Marcus Blvd	Hauppauge, NY		349	1,934	123
LOUISVILLE					
1251 Port Road	Jeffersonville, IN		858	-	12,035
MILWAUKEE					
N25 W23050 Paul Road	Pewaukee, WI		474	2,723	12
N25 W23255 Paul Road	Waukesha County, WI		571	3,270	1
N27 W23293 Roundy Drive	Waukesha County, WI		412	2,837	1
6523 N. Sydney Place	Milwaukee, WI		172	976	140
8800 W Bradley	Milwaukee, WI		375	2,125	134
1435 North 113th St	Wauwatosa, WI		300	1,699	366
11217-43 W. Becher St	West Allis, WI		148	841	118
2152 S 114th Street	West Allis, WI		326	1,846	97
4560 N. 124th Street	Wauwatosa, WI		118	667	84
Science Drive	Sturtevant, WI		1,255	-	18,795
12221 W. Feerick Street	Wauwatosa, WI		210	1,190	81
MINNEAPOLIS					
2700 Freeway Boulevard	Brooklyn Center, MN	(d)	392	2,318	424
6507-6545 Cecilia Circle	Bloomington, MN		357	1,320	525
7830-7848 12th Avenue South	Bloomington, MN		376	1,346	251
1275 Corporate Center Drive	Eagan, MN		80	357	52
1279 Corporate Center Drive	Eagan, MN		105	357	90
2815 Eagandale Boulevard	Eagan, MN		80	357	172
6201 West 111th Street	Bloomington, MN		1,358	8,622	3,761
6403-6545 Cecilia Drive	Bloomington, MN		366	1,363	529
6925-6943 Washington Avenue	Edina, MN		117	504	705
6955-6973 Washington Avenue	Edina, MN		117	486	410
7251-7279 Washington Avenue	Edina, MN		129	382	431
7301-7329 Washington Avenue	Edina, MN		174	391	496
7101 Winnetka Avenue North	Brooklyn Park, MN		2,195	6,084	2,147
7600 Golden Triangle Drive	Eden Prairie, MN		566	1,394	1,307

BUILDING ADDRESS	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES(YEARS)
	LAND	BUILDING AND IMPROVEMENTS	TOTAL			
95 Horseblock Road	1,318	7,760	9,078	389	1971	(v)
151-171 East 2nd Street	499	2,902	3,401	145	1968	(v)
171-175 East 2nd Street	495	2,858	3,353	144	1969	(v)
35 Bloomingdale Road	192	1,160	1,352	63	1962	(v)
15-39 Tec Street	166	976	1,142	57	1965	(v)

100 Tec Street	238	1,408	1,646	70	1965	(v)
51-89 Tec Street	208	1,212	1,420	69	1965	(v)
502 Old Country Road	96	551	647	27	1965	(v)
80-98 Tec Street	125	724	849	36	1965	(v)
201-233 Park Avenue	351	2,069	2,420	106	1962	(v)
6851 Jericho Turnpike	1,576	9,355	10,931	492	1969	(v)
One Fairchild Court	318	1,851	2,169	95	1959	(v)
79 Express Street	420	2,482	2,902	127	1972	(v)
92 Central Avenue	841	4,819	5,660	241	1961	(v)
160 Engineer Drive	149	873	1,022	43	1966	(v)
260 Engineers Drive	266	1,573	1,839	81	1966	(v)
87-119 Engineers Dr (p)	183	1,072	1,255	58	1966	(v)
950-970 South Broadway	252	1,593	1,845	94	1966	(v)
290 Duffy Avenue	385	2,431	2,816	133	1974	(v)
185 Price Parkway	615	3,512	4,127	176	1969	(v)
62 Alpha Plaza	159	926	1,085	29	1968	(v)
90 Alpha Plaza	130	769	899	24	1969	(v)
325 Duffy Avenue	488	2,793	3,281	75	1970	(v)
600 West John Street	496	7,151	7,647	107	1955	(v)
939 Motor Parkway	112	682	794	18	1977	(v)
2070 5th Avenue	384	2,185	2,569	59	1975	(v)
200 13th Avenue	318	1,819	2,137	50	1979	(v)
100 13th Avenue	352	2,005	2,357	54	1979	(v)
1 Comac Loop	352	2,012	2,364	55	1980	(v)
80 13th Avenue	423	2,436	2,859	66	1983	(v)
90 13th Avenue	389	2,221	2,610	60	1982	(v)
33 Comac Loop	388	2,244	2,632	61	1983	(v)
101-125 Comac Street	914	5,197	6,111	140	1985	(v)
999 Stewart Avenue	305	1,770	2,075	36	1955	(v)
360 Smith Street	342	2,050	2,392	40	1965	(v)
700 Dibblee Drive	2,227	12,409	14,636	232	1965	(v)
49 Mall Drive	989	5,529	6,518	103	1986	(v)
275 Marcus Blvd	365	2,041	2,406	13	1985	(v)

LOUISVILLE

1251 Port Road	929	11,964	12,893	40	1998	(v)
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MILWAUKEE

N25 W23050 Paul Road	474	2,735	3,209	307	1989	(v)
N25 W23255 Paul Road	571	3,271	3,842	368	1987	(v)
N27 W23293 Roundy Drive	412	2,838	3,250	318	1989	(v)
6523 N. Sydney Place	176	1,112	1,288	85	1978	(v)
8800 W Bradley	388	2,246	2,634	144	1982	(v)
1435 North 113th St	310	2,055	2,365	111	1993	(v)
11217-43 W. Becher St	155	952	1,107	42	1979	(v)
2152 S 114th Street	339	1,930	2,269	76	1980	(v)
4560 N. 124th Street	129	740	869	29	1976	(v)
Science Drive	1,412	18,638	20,050	381	1997	(v)
12221 W. Feerick Street	221	1,260	1,481	47	1971	(v)

MINNEAPOLIS

2700 Freeway Boulevard	415	2,719	3,134	376	1981	(v)
6507-6545 Cecilia Circle	386	1,816	2,202	740	1981	(v)
7830-7848 12th Avenue South	381	1,592	1,973	752	1978	(v)
1275 Corporate Center Drive	93	396	489	139	1990	(v)
1279 Corporate Center Drive	109	443	552	162	1990	(v)
2815 Eagandale Boulevard	97	512	609	168	1990	(v)
6201 West 111th Street	1,499	12,242	13,741	2,309	1987	(v)
6403-6545 Cecilia Drive	395	1,863	2,258	792	1980	(v)
6925-6943 Washington Avenue	237	1,089	1,326	565	1972	(v)
6955-6973 Washington Avenue	207	806	1,013	502	1972	(v)
7251-7279 Washington Avenue	182	760	942	460	1972	(v)
7301-7329 Washington Avenue	193	868	1,061	731	1972	(v)
7101 Winnetka Avenue North	2,228	8,198	10,426	3,089	1990	(v)
7600 Golden Triangle Drive	615	2,652	3,267	1,079	1989	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
7850-7890 12th Avenue South	Bloomington, MN		347	1,242	275
7900 Main Street Northeast	Fridley, MN		480	1,604	626
7901 Beech Street Northeast	Fridley, MN		405	1,554	621
9901 West 74th Street	Eden Prairie, MN		621	3,289	2,018
10175-10205 Crosstown Circle	Eden Prairie, MN		132	686	108
11201 Hampshire Avenue South	Bloomington, MN		495	1,035	854
12220-12222 Nicollet Avenue	Burnsville, MN		105	425	47
12250-12268 Nicollet Avenue	Burnsville, MN		260	1,054	96
12224-12226 Nicollet Avenue	Burnsville, MN		190	770	102
305 2nd Street Northwest	Minneapolis, MN		460	2,744	41
953 Westgate Drive	Minneapolis, MN		193	1,178	2
980 Lone Oak Road	Minneapolis, MN		683	4,103	388
990 Lone Oak Road	Minneapolis, MN		883	5,575	129
1030 Lone Oak Road	Minneapolis, MN		456	2,703	64
1060 Lone Oak Road	Minneapolis, MN		624	3,700	142
5400 Nathan Lane	Minneapolis, MN		749	4,461	44
6464 Sycamore Court	Minneapolis, MN		457	2,730	103
6701 Parkway Circle	Brooklyn Center, MN		350	2,131	344
6601 Shingle Creek Parkway	Brooklyn Center, MN		411	2,813	520
10120 W 76th Street	Eden Prairie, MN		315	1,804	145
7615 Golden Triangle	Eden Prairie, MN		268	1,532	346
7625 Golden Triangle	Eden Prairie, MN		415	2,375	257
2605 Fernbrook Lane North	Plymouth, MN		443	2,533	365
12155 Nicollet Ave.	Burnsville, MN		286	-	1,678
6655 Wedgewood Road	Maple Grove, MN	(c)	1,466	8,342	143
900 Apollo Road	Eagan, MN	(c)	1,029	5,855	509
7316 Aspen Lane North	Brooklyn, MN	(c)	368	2,156	180
6707 Shingle Creek Parkway	Brooklyn Center, MN	(c)	376	2,101	364
73rd Avenue North	Brooklyn Park, MN		504	2,856	73
1905 W Country Road C	Roseville, MN		402	2,278	65
2720 Arthur Street	Roseville, MN		824	4,671	78
10205 51st Avenue North	Plymouth, MN		180	1,020	70
4100 Peavey Road	Chaska, MN		399	2,261	443
11300 Hamshire Ave South	Bloomington, MN		527	2,985	250
375 Rivertown Drive	Woodbury, MN		1,083	6,135	2,668
5205 Highway 169	Plymouth, MN		446	2,525	777
6451-6595 Citywest Parkway	Eden Prairie, MN		525	2,975	310
7100-7190 Shady Oak Rd (q)	Eden Prairie, MN		1,118	6,333	485
7500-7546 Washington Square	Eden Prairie, MN		229	1,300	50
7550-7588 Washington Square	Eden Prairie, MN		153	867	39
5240-5300 Valley Industrial Blvd S	Eden Prairie, MN		362	2,049	142
1565 First Avenue NW	New Brighton, MN		485	2,750	173
7125 Northland Terrace	Brooklyn Park, MN		660	3,740	724
6900 Shady Oak Road	Eden Prairie, MN		310	1,756	219
6477-6525 City West Parkway	Eden Prairie, MN		810	4,590	122
500-530 Kasota Avenue SE	Minneapolis, MN		415	2,354	122
770-786 Kasota Avenue SE	Minneapolis, MN		333	1,888	100
800 Kasota Avenue SE	Minneapolis, MN		524	2,971	501
2530-2570 Kasota Avenue	St. Paul, MN		407	2,308	178

NASHVILLE

1621 Heil Quaker Boulevard	Nashville, TN	(d)	413	2,348	468
417 Harding Industrial Drive	Nashville, TN		653	4,583	1,035
520 Harding Industrial Drive (p)	Nashville, TN		645	3,382	3,532
3099 Barry Drive	Portland, TN		418	2,368	60
3150 Barry Drive	Portland, TN		941	5,333	331
5599 Highway 31 West	Portland, TN		564	3,196	65
1650 Elm Hill Pike	Nashville, TN		329	1,867	64
1821 Air Lane Drive	Nashville, TN		151	858	(1)
1102 Appleton Drive	Nashville, TN		154	873	1
1920 Air Lane Drive	Nashville, TN		250	1,415	22
1931 Air Lane Drive	Nashville, TN		491	2,785	110
470 Metroplex Drive (p)	Nashville, TN		619	3,507	40
1150 Antiock Pike	Nashville, TN		667	3,748	44

NORTHERN NEW JERSEY

116 Lehigh Drive	Fairfield, NJ		851	4,823	49
60 Ethel Road West	Piscataway, NJ		252	1,426	139
70 Ethel Road West	Piscataway, NJ		431	2,443	147

BUILDING ADDRESS	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES(YEARS)
	LAND	BUILDING AND IMPROVEMENTS	TOTAL			
7850-7890 12th Avenue South	358	1,506	1,864	744	1978	(v)
7900 Main Street Northeast	497	2,213	2,710	1,170	1973	(v)
7901 Beech Street Northeast	428	2,152	2,580	914	1975	(v)
9901 West 74th Street	639	5,289	5,928	1,166	1983/88	(v)
10175-10205 Crosstown Circle	174	752	926	316	1980	(v)

11201 Hampshire Avenue South	501	1,883	2,384	794	1986	(v)
12220-12222 Nicollet Avenue	114	463	577	171	1989/90	(v)
12250-12268 Nicollet Avenue	284	1,126	1,410	443	1989/90	(v)
12224-12226 Nicollet Avenue	207	855	1,062	325	1989/90	(v)
305 2nd Street Northwest	460	2,785	3,245	337	1991	(v)
953 Westgate Drive	193	1,180	1,373	135	1991	(v)
980 Lone Oak Road	683	4,491	5,174	661	1992	(v)
990 Lone Oak Road	883	5,704	6,587	960	1989	(v)
1030 Lone Oak Road	456	2,767	3,223	339	1988	(v)
1060 Lone Oak Road	624	3,842	4,466	516	1988	(v)
5400 Nathan Lane	749	4,505	5,254	521	1990	(v)
6464 Sycamore Court	457	2,833	3,290	358	1990	(v)
6701 Parkway Circle	377	2,448	2,825	301	1987	(v)
6601 Shingle Creek Parkway	502	3,242	3,744	432	1985	(v)
10120 W 76th Street	315	1,949	2,264	195	1987	(v)
7615 Golden Triangle	268	1,878	2,146	380	1987	(v)
7625 Golden Triangle	415	2,632	3,047	303	1987	(v)
2605 Fernbrook Lane North	445	2,896	3,341	371	1987	(v)
12155 Nicollet Ave.	288	1,676	1,964	131	1995	(v)
6655 Wedgewood Road	1,466	8,485	9,951	927	1989	(v)
900 Apollo Road	1,030	6,363	7,393	581	1970	(v)
7316 Aspen Lane North	377	2,327	2,704	231	1978	(v)
6707 Shingle Creek Parkway	379	2,462	2,841	349	1986	(v)
73rd Avenue North	512	2,921	3,433	201	1995	(v)
1905 W Country Road C	409	2,336	2,745	160	1993	(v)
2720 Arthur Street	832	4,741	5,573	326	1995	(v)
10205 51st Avenue North	187	1,083	1,270	78	1990	(v)
4100 Peavey Road	415	2,688	3,103	161	1988	(v)
11300 Hamshire Ave South	541	3,221	3,762	315	1983	(v)
375 Rivertown Drive	1,503	8,383	9,886	367	1996	(v)
5205 Highway 169	739	3,009	3,748	221	1960	(v)
6451-6595 Citywest Parkway	538	3,272	3,810	251	1984	(v)
7100-7190 Shady Oak Rd (q)	1,149	6,787	7,936	373	1982	(v)
7500-7546 Washington Square	235	1,344	1,579	70	1975	(v)
7550-7588 Washington Square	157	902	1,059	47	1973	(v)
5240-5300 Valley Industrial Blvd S	371	2,182	2,553	115	1975	(v)
1565 First Avenue NW	496	2,912	3,408	134	1978	(v)
7125 Northland Terrace	767	4,357	5,124	186	1996	(v)
6900 Shady Oak Road	340	1,945	2,285	85	1980	(v)
6477-6525 City West Parkway	819	4,703	5,522	150	1984	(v)
500-530 Kasota Avenue SE	429	2,462	2,891	61	1976	(v)
770-786 Kasota Avenue SE	344	1,977	2,321	49	1976	(v)
800 Kasota Avenue SE	592	3,404	3,996	78	1976	(v)
2530-2570 Kasota Avenue	424	2,469	2,893	62	1976	(v)

NASHVILLE

1621 Heil Quaker Boulevard	430	2,799	3,229	298	1975	(v)
417 Harding Industrial Drive	763	5,508	6,271	1,086	1972	(v)
520 Harding Industrial Drive (p)	1,052	6,507	7,559	525	1975	(v)
3099 Barry Drive	424	2,422	2,846	136	1995	(v)
3150 Barry Drive	987	5,618	6,605	316	1993	(v)
5599 Highway 31 West	571	3,254	3,825	183	1995	(v)
1650 Elm Hill Pike	331	1,929	2,260	63	1984	(v)
1821 Air Lane Drive	151	857	1,008	27	1984	(v)
1102 Appleton Drive	154	874	1,028	28	1984	(v)
1920 Air Lane Drive	251	1,436	1,687	54	1985	(v)
1931 Air Lane Drive	495	2,891	3,386	108	1984	(v)
470 Metroplex Drive (p)	624	3,542	4,166	111	1986	(v)
1150 Antiock Pike	668	3,791	4,459	121	1987	(v)

NORTHERN NEW JERSEY

116 Lehigh Drive	855	4,868	5,723	244	1986	(v)
60 Ethel Road West	264	1,553	1,817	63	1982	(v)
70 Ethel Road West	451	2,570	3,021	96	1979	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98		
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS	TOTAL
105 Neptune Boulevard	Neptune, NJ		245	1,386	71	255	1,447	1,702
140 Hanover Avenue	Hanover, NJ		457	2,588	348	475	2,918	3,393
601-629 Montrose Avenue	South Plainfield, NJ		487	2,762	197	512	2,934	3,446
3 Marlen	Hamilton, NJ		71	404	32	74	433	507
5 Marlen	Hamilton, NJ		116	655	41	121	691	812
7 Marlen	Hamilton, NJ		128	728	54	136	774	910
8 Marlen	Hamilton, NJ		230	1,302	46	235	1,343	1,578
15 Marlen	Hamilton, NJ		53	302	34	58	331	389
17 Marlen	Hamilton, NJ		104	588	56	110	638	748
1 South Gold Drive	Hamilton, NJ		106	599	44	112	637	749
5 South Gold Drive	Hamilton, NJ		106	602	57	113	652	765
6 South Gold Drive	Hamilton, NJ		58	332	33	63	360	423
7 South Gold Drive	Hamilton, NJ		32	182	27	36	205	241
8 South Gold Drive	Hamilton, NJ		103	584	43	109	621	730
9 South Gold Drive	Hamilton, NJ		60	342	44	65	381	446
11 South Gold Drive	Hamilton, NJ		183	1,039	66	192	1,096	1,288
12 South Gold Drive	Hamilton, NJ		84	475	70	89	540	629
9 Princess Road	Lawrenceville, NJ		221	1,254	84	231	1,328	1,559
11 Princess Road	Lawrenceville, NJ		491	2,780	162	511	2,922	3,433
15 Princess Road	Lawrenceville, NJ		234	1,328	273	245	1,590	1,835
17 Princess Road	Lawrenceville, NJ		342	1,936	121	353	2,046	2,399
220 Hanover Avenue	Hanover, NJ		1,361	7,715	421	1,420	8,077	9,497
244 Sheffield Street	Mountainside, NJ		201	1,141	75	210	1,207	1,417
30 Troy Road	Hanover, NJ		128	727	39	134	760	894
15 Leslie Court	Hanover, NJ		126	716	42	132	752	884
20 Leslie Court	Hanover, NJ		84	474	32	88	502	590
25 Leslie Court	Hanover, NJ		512	2,899	139	526	3,024	3,550
130 Algonquin Parkway	Hanover, NJ		157	888	47	163	929	1,092
150 Algonquin Parkway	Hanover, NJ		85	479	32	89	507	596
55 Locust Avenue	Roseland, NJ		535	3,034	182	560	3,191	3,751
31 West Forest Street (p)	Englewood, NJ		941	5,333	288	975	5,587	6,562
25 World's Fair Drive	Franklin, NJ		285	1,616	83	297	1,687	1,984
14 World's Fair Drive	Franklin, NJ		483	2,735	259	503	2,974	3,477
16 World's Fair Drive	Franklin, NJ		174	988	77	183	1,056	1,239
18 World's Fair Drive	Franklin, NJ		123	699	44	129	737	866
23 World's Fair Drive	Franklin, NJ		134	758	47	140	799	939
12 World's Fair Drive	Franklin, NJ		572	3,240	166	593	3,385	3,978
1 World's Fair Drive	Franklin, NJ		632	3,581	160	654	3,719	4,373
2 World's Fair Drive	Franklin, NJ		625	3,539	199	650	3,713	4,363
49 Napoleon Court	Franklin, NJ		230	1,306	49	238	1,347	1,585
50 Napoleon Court	Franklin, NJ		149	842	41	154	878	1,032
22 World's Fair Drive	Franklin, NJ		364	2,064	110	375	2,163	2,538
26 World's Fair Drive	Franklin, NJ		361	2,048	146	377	2,178	2,555
24 World's Fair Drive	Franklin, NJ		347	1,968	112	362	2,065	2,427
12 Wright Way	Oakland, NJ		410	2,321	110	424	2,417	2,841
NEW ORLEANS								
520-524 Elmwood Park Blvd (p)	Jefferson, LA		926	5,248	225	949	5,450	6,399
125 Mallard St	St. Rose, LA	(i)	103	586	243	108	824	932
107 Mallard	St. Rose, LA	(i)	164	928	59	171	980	1,151
125 James Drive West	St. Rose, LA	(i)	246	1,392	81	257	1,462	1,719
161 James Drive West	St. Rose, LA		298	1,687	240	304	1,921	2,225
150 James Drive East	St. Rose, LA		399	2,258	100	409	2,348	2,757
115 James Drive West	St. Rose, LA	(i)	163	922	57	171	971	1,142
100 James Drive	St. Rose, LA	(i)	430	2,435	144	450	2,559	3,009
143 Mallard St	St. Rose, LA	(i)	143	812	56	151	860	1,011
160 James Drive East	St. Rose, LA	(i)	102	580	210	108	784	892
190 James Drive East	St. Rose, LA	(i)	205	1,160	113	214	1,264	1,478
120 Mallard St	St. Rose, LA	(i)	348	1,971	182	365	2,136	2,501
110 James Drive West	St. Rose, LA	(i)	143	812	65	150	870	1,020
150 Canvasback Dr	St. Rose, LA		165	937	35	170	967	1,137
PHILADELPHIA								
212 Welsh Pool Road	Exton, PA		160	886	81	171	956	1,127
230-240 Welsh Pool Road	Exton, PA		154	851	80	164	921	1,085
264 Welsh Pool Road	Exton, PA		147	811	58	155	861	1,016
254 Welsh Pool Road	Exton, PA		152	842	142	170	966	1,136
256 Welsh Pool Road	Exton, PA		82	452	42	87	489	576
213 Welsh Pool Road	Exton, PA		149	827	107	164	919	1,083
251 Welsh Pool Road	Exton, PA		144	796	75	154	861	1,015

BUILDING ADDRESS	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
105 Neptune Boulevard	54	1989	(v)
140 Hanover Avenue	146	1964/1988	(v)
601-629 Montrose Avenue	112	1974	(v)
3 Marlen	12	1981	(v)
5 Marlen	26	1981	(v)
7 Marlen	29	1982	(v)
8 Marlen	36	1982	(v)

15 Marlen	12	1982	(v)
17 Marlen	24	1981	(v)
1 South Gold Drive	24	1973	(v)
5 South Gold Drive	26	1974	(v)
6 South Gold Drive	13	1975	(v)
7 South Gold Drive	8	1976	(v)
8 South Gold Drive	23	1977	(v)
9 South Gold Drive	14	1980	(v)
11 South Gold Drive	41	1979	(v)
12 South Gold Drive	20	1980	(v)
9 Princess Road	48	1985	(v)
11 Princess Road	109	1985	(v)
15 Princess Road	99	1986	(v)
17 Princess Road	81	1986	(v)
220 Hanover Avenue	302	1987	(v)
244 Sheffield Street	45	1965/1986	(v)
30 Troy Road	27	1972	(v)
15 Leslie Court	28	1971	(v)
20 Leslie Court	19	1974	(v)
25 Leslie Court	107	1975	(v)
130 Algonquin Parkway	33	1973	(v)
150 Algonquin Parkway	19	1973	(v)
55 Locust Avenue	119	1980	(v)
31 West Forest Street (p)	198	1978	(v)
25 World's Fair Drive	63	1986	(v)
14 World's Fair Drive	126	1980	(v)
16 World's Fair Drive	39	1981	(v)
18 World's Fair Drive	27	1982	(v)
23 World's Fair Drive	30	1982	(v)
12 World's Fair Drive	126	1981	(v)
1 World's Fair Drive	139	1983	(v)
2 World's Fair Drive	145	1982	(v)
49 Napoleon Court	36	1982	(v)
50 Napoleon Court	24	1982	(v)
22 World's Fair Drive	58	1983	(v)
26 World's Fair Drive	81	1984	(v)
24 World's Fair Drive	78	1984	(v)
12 Wright Way	90	1981	(v)

NEW ORLEANS

520-524 Elmwood Park Blvd (p)	150	1986	(v)
125 Mallard St	33	1984	(v)
107 Mallard	26	1985	(v)
125 James Drive West	40	1990	(v)
161 James Drive West	50	1986	(v)
150 James Drive East	64	1986	(v)
115 James Drive West	26	1986	(v)
100 James Drive	69	1980	(v)
143 Mallard St	23	1982	(v)
160 James Drive East	36	1981	(v)
190 James Drive East	35	1987	(v)
120 Mallard St	61	1981	(v)
110 James Drive West	25	1983	(v)
150 Canvasback Dr	26	1986	(v)

PHILADELPHIA

212 Welsh Pool Road	20	1975	(v)
230-240 Welsh Pool Road	19	1975	(v)
264 Welsh Pool Road	18	1975	(v)
254 Welsh Pool Road	19	1975	(v)
256 Welsh Pool Road	10	1975	(v)
213 Welsh Pool Road	19	1975	(v)
251 Welsh Pool Road	18	1975	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98		
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS	TOTAL
253-255 Welsh Pool Road	Exton, PA		113	626	59	121	677	798
151-161 Philips Road	Exton, PA		191	1,059	95	204	1,141	1,345
210 Philips Road	Exton, PA		182	1,005	89	193	1,083	1,276
215 Welsh Pool Road	Exton, PA		67	372	137	77	499	576
102 Pickering Way	Exton, PA		765	4,235	335	811	4,524	5,335
217 Welsh Pool Road	Exton, PA		64	357	33	69	385	454
216 Philips Road	Exton, PA		199	1,100	108	213	1,194	1,407
202 Philips Road	Exton, PA		174	966	83	191	1,032	1,223
110 Thousand Oaks Blvd	Morgantown, PA		416	2,300	240	446	2,510	2,956
20 McDonald Blvd	Aston, PA		184	1,016	27	187	1,040	1,227
30 McDonald Blvd	Aston, PA		135	748	49	142	790	932

PHOENIX

7340 South Kyrene Rd	Tempe, AZ		1,495	8,469	45	1,499	8,510	10,009
7350 S Kyrene Road	Tempe, AZ		818	4,634	89	821	4,720	5,541
7360 South Kyrene Rd	Tempe, AZ		508	2,876	35	511	2,908	3,419
7343 South Hardy Drive	Tempe, AZ		1,119	6,341	162	1,126	6,496	7,622
7333 South Hardy Drive	Tempe, AZ		1,549	8,779	53	1,555	8,826	10,381
3906 East Broadway Road	Phoenix, AZ		434	2,402	79	437	2,478	2,915
3908 East Broadway Road	Phoenix, AZ		336	1,862	39	339	1,898	2,237

PORTLAND

5687 International Way (r)	Milwaukee, OR	(n)	430	2,385	91	440	2,466	2,906
5795 SW Jean Road (q)	Lake Oswego, OR		427	2,362	82	435	2,436	2,871
12130 NE Ainsworth Circle (p)	Portland, OR		523	2,898	97	533	2,985	3,518
5509 NW 122nd Ave (p)	Milwaukee, OR	(m)	244	1,351	49	249	1,395	1,644
6105-6113 NE 92nd Avenue (r)	Portland, OR		884	4,891	186	898	5,063	5,961
8727 NE Marx Drive (q)	Portland, OR		580	3,210	141	590	3,341	3,931
3910 SW 170th Ave	Portland, OR		125	690	39	128	726	854
3388 SE 20th St.	Portland, OR		73	405	28	76	430	506
5962-5964 NE 87th Ave	Portland, OR		72	398	31	75	426	501
116 SE Yamhill	Portland, OR		38	208	22	40	228	268
9106 NE Marx Drive	Portland, OR		40	223	23	43	243	286
11620 NE Ainsworth Circle	Portland, OR		152	839	34	156	869	1,025
11824 NE Ainsworth Circle	Portland, OR		166	916	43	170	955	1,125
12124 NE Ainsworth Circle	Portland, OR		207	1,148	53	212	1,196	1,408
1735 SE Highway 20	Bend, OR		180	995	51	184	1,042	1,226
2715 SE Raymond	Portland, OR		159	880	52	163	928	1,091
1645 NE 72nd Ave	Portland, OR		116	641	40	120	677	797
1630 SE 8th Ave.	Portland, OR		140	775	29	144	800	944
9044 NE Marx Drive	Portland, OR		83	459	35	86	491	577
2443 SE 4th Ave.	Portland, OR		157	870	47	161	913	1,074
711 SE Stark St.	Portland, OR		42	233	24	45	254	299
11632 NE Ainsworth Circle	Portland, OR		799	4,422	169	812	4,578	5,390
NE 138th & Airport Way	Portland, OR		931	5,155	125	946	5,265	6,211
14699 NE Airport Way	Portland, OR		242	1,340	51	248	1,385	1,633

SALT LAKE

2255 South 300 West (t)	Salt Lake City, UT		618	3,504	66	617	3,571	4,188
512 Lawndale Drive (u)	Salt Lake City, UT		2,779	15,749	664	2,792	16,400	19,192
1270 West 2320 South	West Valley, UT		138	784	38	142	818	960
1275 West 2240 South	West Valley, UT		395	2,241	74	405	2,305	2,710
1288 West 2240 South	West Valley, UT		119	672	25	122	694	816
2235 South 1300 West	West Valley, UT		198	1,120	37	202	1,153	1,355
1293 West 2200 South	West Valley, UT		158	896	31	162	923	1,085
1279 West 2200 South	West Valley, UT		198	1,120	36	202	1,152	1,354
1272 West 2240 South	West Valley, UT		336	1,905	71	344	1,968	2,312
1149 West 2240 South	West Valley, UT		217	1,232	44	223	1,270	1,493
1142 West 2320 South	West Valley, UT		217	1,232	42	223	1,268	1,491

SOUTHERN NEW JERSEY

2-5 North Olnev Ave.	Cherry Hill, NJ		284	1,524	45	285	1,568	1,853
2 Springdale Road	Cherry Hill, NJ		127	701	16	127	717	844
4 Springdale Road (p)	Cherry Hill, NJ		335	1,853	43	336	1,895	2,231
6 Springdale Road	Cherry Hill, NJ		99	547	17	99	564	663
8 Springdale Road	Cherry Hill, NJ		259	1,436	33	260	1,468	1,728
12 Springdale Road	Cherry Hill, NJ		279	1,545	55	280	1,599	1,879
1 Esterbrook Lane	Cherry Hill, NJ		43	238	7	43	245	288
16 Springdale Road	Cherry Hill, NJ		241	1,336	40	242	1,375	1,617
5 Esterbrook Lane	Cherry Hill, NJ		241	1,336	29	242	1,364	1,606

BUILDING ADDRESS	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
253-255 Welsh Pool Road	14	1975	(v)
151-161 Philips Road	24	1975	(v)
210 Philips Road	22	1975	(v)
215 Welsh Pool Road	20	1975	(v)
102 Pickering Way	94	1980	(v)

217 Welsh Pool Road	8	1975	(v)
216 Philips Road	25	1985	(v)
202 Philips Road	22	1972	(v)
110 Thousand Oaks Blvd	53	1987	(v)
20 McDonald Blvd	9	1988	(v)
30 McDonald Blvd	7	1988	(v)

PHOENIX

7340 South Kyrene Rd	230	1996	(v)
7350 S Kyrene Road	127	1996	(v)
7360 South Kyrene Rd	79	1996	(v)
7343 South Hardy Drive	174	1997	(v)
7333 South Hardy Drive	239	1997	(v)
3906 East Broadway Road	27		
3908 East Broadway Road	20		

PORTLAND

5687 International Way (r)	27	1974	(v)
5795 SW Jean Road (q)	25	1985	(v)
12130 NE Ainsworth Circle (p)	31	1986	(v)
5509 NW 122nd Ave (p)	14	1995	(v)
6105-6113 NE 92nd Avenue (r)	52	1978	(v)
8727 NE Marx Drive (q)	34	1987	(v)
3910 SW 170th Ave	7	1987	(v)
3388 SE 20th St.	4	1981	(v)
5962-5964 NE 87th Ave	4	1979	(v)
116 SE Yamhill	2	1974	(v)
9106 NE Marx Drive	2	1969	(v)
11620 NE Ainsworth Circle	9	1992	(v)
11824 NE Ainsworth Circle	10	1992	(v)
12124 NE Ainsworth Circle	12	1984	(v)
1735 SE Highway 20	11	1995	(v)
2715 SE Raymond	9	1971	(v)
1645 NE 72nd Ave	7	1972	(v)
1630 SE 8th Ave.	8	1968	(v)
9044 NE Marx Drive	5	1986	(v)
2443 SE 4th Ave.	9	1964	(v)
711 SE Stark St.	3	1972	(v)
11632 NE Ainsworth Circle	47	1990	(v)
NE 138th & Airport Way	55	1990	(v)
14699 NE Airport Way	14	1998	(v)

SALT LAKE

	97	1980	(v)
2255 South 300 West (t)	445	1981	(v)
512 Lawndale Drive (u)	21	1986	(v)
1270 West 2320 South	57	1986	(v)
1275 West 2240 South	17	1986	(v)
1288 West 2240 South	29	1986	(v)
2235 South 1300 West	23	1986	(v)
1293 West 2200 South	29	1986	(v)
1279 West 2200 South	52	1986	(v)
1272 West 2240 South	31	1986	(v)
1149 West 2240 South	31	1987	(v)
1142 West 2320 South			

SOUTHERN NEW JERSEY

	29	1963	(v)
2-5 North Olnev Ave.	13	1968	(v)
2 Springdale Road	35	1963	(v)
4 Springdale Road (p)	10	1964	(v)
6 Springdale Road	27	1966	(v)
8 Springdale Road	32	1965	(v)
12 Springdale Road	5	1965	(v)
1 Esterbrook Lane	26	1967	(v)
16 Springdale Road	25	1966	(v)
5 Esterbrook Lane			

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION
			LAND	BUILDINGS	
2 Pin Oak Lane	Cherry Hill, NJ		317	1,757	39
6 Esterbrook Lane	Cherry Hill, NJ		165	914	25
3 Computer Drive	Cherry Hill, NJ		500	2,768	120
19 Perina Blvd.	Cherry Hill, NJ		161	889	22
28 Springdale Road	Cherry Hill, NJ		192	1,060	28
3 Esterbrook Lane	Cherry Hill, NJ		199	1,102	225
4 Esterbrook Lane	Cherry Hill, NJ		234	1,294	30
26 Springdale Road	Cherry Hill, NJ		227	1,257	24
1 Keystone Ave.	Cherry Hill, NJ		227	1,223	37
1919 Springdale Road	Cherry Hill, NJ		232	1,286	35
21 Olnev Ave.	Cherry Hill, NJ		69	380	16
19 Olnev Ave.	Cherry Hill, NJ		202	1,119	38
2 Keystone Ave.	Cherry Hill, NJ		216	1,194	42
18 Olnev Ave.	Cherry Hill, NJ		250	1,382	44
22 Springdale Road	Cherry Hill, NJ		526	2,914	192
1998 Springdale Road	Cherry Hill, NJ		17	96	34
55 Carnegie Drive	Cherry Hill, NJ		550	3,047	69
57 Carnegie Drive	Cherry Hill, NJ		739	4,109	102
ST. LOUIS					
8921-8957 Frost Avenue	Hazelwood, MO	(d)	431	2,479	10
9043-9083 Frost Avenue	Hazelwood, MO	(d)	319	1,838	361
2121 Chapin Industrial Drive	Vinita Park, MO		606	4,384	1,261
1200 Andes Boulevard	Olivette, MO		246	1,412	83
1248 Andes Boulevard	Olivette, MO		156	907	52
1208-1226 Ambassador Boulevard	Olivette, MO		235	1,351	1
1503-1525 Fairview Industrial	Olivette, MO		112	658	110
2462-2470 Schuetz Road	St. Louis, MO		174	1,004	1
10431-10449 Midwest Industrial Blvd	Olivette, MO		237	1,360	198
10751 Midwest Industrial Boulevard	Olivette, MO		193	1,119	13
11652-11666 Fairgrove Industrial Blvd	St. Louis, MO		103	599	89
11674-11688 Fairgrove Industrial Blvd	St. Louis, MO		118	689	27
2337 Centerline Drive	Maryland Heights, MO		216	1,242	111
6951 N Hanley (p)	Hazelwood, MO		405	2,295	1,437
4560 Anglum Road	Hazelwood, MO		150	849	159
2760 South 1st Street	St. Louis, MO		800	-	4,562
TAMPA					
6614 Adamo Drive	Tampa, FL		177	1,005	27
202 Kelsey	Tampa, FL		602	3,409	129
6202 Benjamin Road	Tampa, FL		203	1,151	70
6204 Benjamin Road	Tampa, FL		432	2,445	194
6206 Benjamin Road	Tampa, FL		397	2,251	158
6302 Benjamin Road	Tampa, FL		214	1,212	97
6304 Benjamin Road	Tampa, FL		201	1,138	116
6306 Benjamin Road	Tampa, FL		257	1,457	99
6308 Benjamin Road	Tampa, FL		345	1,958	132
5313 Johns Road	Tampa, FL		204	1,159	66
5602 Thompson Center Court	Tampa, FL		115	652	39
5411 Johns Road	Tampa, FL		230	1,304	81
5525 Johns Road	Tampa, FL		192	1,086	62
5607 Johns Road	Tampa, FL		102	579	54
5709 Johns Road	Tampa, FL		192	1,086	63
5711 Johns Road	Tampa, FL		243	1,376	132
4410 E Adamo Drive	Tampa, FL		523	2,962	220
4420 E Adamo Drive	Tampa, FL		127	718	58
4430 E Adamo Drive	Tampa, FL		333	1,885	169
4440 E Adamo Drive	Tampa, FL		348	1,975	114
4450 E Adamo Drive	Tampa, FL		253	1,436	115
5453 W Waters Avenue	Tampa, FL		71	402	75
5455 W Waters Avenue	Tampa, FL		307	1,742	145
5553 W Waters Avenue	Tampa, FL		307	1,742	134
5501 W Waters Avenue	Tampa, FL		154	871	63
5503 W Waters Avenue	Tampa, FL		71	402	31
5555 W Waters Avenue	Tampa, FL		213	1,206	67
5557 W Waters Avenue	Tampa, FL		59	335	25
5463 W. Waters Ave	Tampa, FL	(1)	497	2,751	444
5903 Johns Road	Tampa, FL		88	497	42
4107 N Himes Avenue	Tampa, FL		568	3,220	162
5461 W. Waters Ave	Tampa, FL		261		1,062

BUILDING ADDRESS	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98			ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES(YEARS)
	LAND	BUILDING AND IMPROVEMENTS	TOTAL			
2 Pin Oak Lane	319	1,794	2,113	33	1968	(v)
6 Esterbrook Lane	166	938	1,104	17	1966	(v)
3 Computer Drive	502	2,886	3,388	54	1966	(v)
19 Perina Blvd.	161	911	1,072	17	1966	(v)
28 Springdale Road	192	1,088	1,280	20	1967	(v)
3 Esterbrook Lane	200	1,326	1,526	25	1968	(v)

4 Esterbrook Lane	235	1,323	1,558	25	1969	(v)
26 Springdale Road	228	1,280	1,508	24	1968	(v)
1 Keystone Ave.	222	1,265	1,487	23	1969	(v)
1919 Springdale Road	233	1,320	1,553	25	1970	(v)
21 Olnev Ave.	69	396	465	7	1969	(v)
19 Olnev Ave.	203	1,156	1,359	21	1971	(v)
2 Keystone Ave.	217	1,235	1,452	24	1966	(v)
18 Olnev Ave.	251	1,425	1,676	26	1974	(v)
22 Springdale Road	528	3,104	3,632	69	1977	(v)
1998 Springdale Road	18	129	147	5	1971	(v)
55 Carnegie Drive	552	3,114	3,666	58	1988	(v)
57 Carnegie Drive	742	4,208	4,950	78	1987	(v)

ST. LOUIS

8921-8957 Frost Avenue	431	2,489	2,920	280	1971	(v)
9043-9083 Frost Avenue	319	2,199	2,518	213	1970	(v)
2121 Chapin Industrial Drive	614	5,637	6,251	4,228	1969/87	(v)
1200 Andes Boulevard	319	1,422	1,741	159	1967	(v)
1248 Andes Boulevard	157	958	1,115	150	1967	(v)
1208-1226 Ambassador Boulevard	235	1,352	1,587	152	1966	(v)
1503-1525 Fairview Industrial	112	768	880	112	1967	(v)
2462-2470 Schuetz Road	174	1,005	1,179	113	1965	(v)
10431-10449 Midwest Industrial Blvd	237	1,558	1,795	187	1967	(v)
10751 Midwest Industrial Boulevard	193	1,132	1,325	128	1965	(v)
11652-11666 Fairgrove Industrial Blv	103	688	791	91	1966	(v)
11674-11688 Fairgrove Industrial Blv	118	716	834	94	1967	(v)
2337 Centerline Drive	216	1,353	1,569	158	1967	(v)
6951 N Hanley (p)	419	3,718	4,137	210	1965	(v)
4560 Anglum Road	161	997	1,158	44	1970	(v)
2760 South 1st Street	822	4,540	5,362	30	1997	(v)

TAMPA

6614 Adamo Drive	180	1,029	1,209	28	1967	(v)
202 Kelsey	619	3,521	4,140	95	1989	(v)
6202 Benjamin Road	211	1,213	1,424	32	1981	(v)
6204 Benjamin Road	454	2,617	3,071	75	1982	(v)
6206 Benjamin Road	416	2,390	2,806	64	1983	(v)
6302 Benjamin Road	224	1,299	1,523	37	1983	(v)
6304 Benjamin Road	209	1,246	1,455	39	1984	(v)
6306 Benjamin Road	269	1,544	1,813	42	1984	(v)
6308 Benjamin Road	362	2,073	2,435	55	1984	(v)
5313 Johns Road	213	1,216	1,429	33	1991	(v)
5602 Thompson Center Court	120	686	806	18	1972	(v)
5411 Johns Road	241	1,374	1,615	37	1997	(v)
5525 Johns Road	200	1,140	1,340	31	1993	(v)
5607 Johns Road	109	626	735	17	1991	(v)
5709 Johns Road	200	1,141	1,341	31	1990	(v)
5711 Johns Road	255	1,496	1,751	45	1990	(v)
4410 E Adamo Drive	550	3,155	3,705	85	1990	(v)
4420 E Adamo Drive	134	769	903	21	1990	(v)
4430 E Adamo Drive	345	2,042	2,387	54	1987	(v)
4440 E Adamo Drive	362	2,075	2,437	56	1988	(v)
4450 E Adamo Drive	266	1,538	1,804	41	1969	(v)
5453 W Waters Avenue	82	466	548	12	1987	(v)
5455 W Waters Avenue	326	1,868	2,194	50	1987	(v)
5553 W Waters Avenue	326	1,857	2,183	50	1987	(v)
5501 W Waters Avenue	162	926	1,088	25	1990	(v)
5503 W Waters Avenue	75	429	504	12	1990	(v)
5555 W Waters Avenue	221	1,265	1,486	34	1990	(v)
5557 W Waters Avenue	62	357	419	10	1990	(v)
5463 W. Waters Ave	560	3,132	3,692	78	1996	(v)
5903 Johns Road	93	534	627	14	1987	(v)
4107 N Himes Avenue	592	3,358	3,950	91	1990	(v)
5461 W. Waters Ave	262	1,061	1,323	4	1998	(v)

BUILDING ADDRESS	LOCATION (CITY/STATE)	(a) ENCUMBRANCES	(b) INITIAL COST		COSTS CAPITALIZED SUBSEQUENT TO ACQUISITION OR COMPLETION	GROSS AMOUNT CARRIED AT CLOSE OF PERIOD 12/31/98		
			LAND	BUILDINGS		LAND	BUILDING AND IMPROVEMENTS	TOTAL
OTHER								
2800 Airport Road (s)	Denton, TX		369	1,935	1,572	490	3,386	3,876
3501 Maple Street	Abilene, TX		67	1,057	941	260	1,805	2,065
4200 West Harry Street (q)	Wichita, KS		193	2,224	1,751	528	3,640	4,168
Industrial Park No. 2	West Lebanon, NH		723	5,208	175	776	5,330	6,106
931 Discovery Road	Green Bay, WI		121	685	130	138	798	936
9580 Interport Dr	Shreveport, LA		113	639	22	115	659	774
2675 Valley View Drive	Shreveport, LA		144	-	5,080	277	4,947	5,224
300 10th Street NW	Clarion, IA		35	-	2,727	165	2,597	2,762
DEVELOPMENTS / REDEVELOPMENTS / VACANT LAND			53,583	3,460	5,639	56,103	6,579	62,682
			<u>\$386,448</u>	<u>\$1,821,198</u>	<u>\$ 336,318</u>	<u>\$406,465</u>	<u>\$2,137,499</u>	<u>\$2,543,964 (x)</u>

	ACCUMULATED DEPRECIATION 12/31/98	YEAR BUILT/ RENOVATED	DEPRECIABLE LIVES (YEARS)
OTHER			
2800 Airport Road (s)	1,195	1965	(v)
3501 Maple Street	630	1980	(v)
4200 West Harry Street (q)	1,275	1972	(v)
Industrial Park No. 2	1,866	1968	(v)
931 Discovery Road	31	1997	(v)
9580 Interport Dr	18	1989	(v)
2675 Valley View Drive	31	1997	(v)
300 10th Street NW	16	1997	(v)
	-	(w)	
DEVELOPMENTS / REDEVELOPMENTS / VACANT LAND			<u>\$175,886</u>

NOTES:

- (a) See description of encumbrances in Note 6 to Notes to Consolidated Financial statements.
- (b) Initial cost for each respective property is total acquisition costs associated with its purchase.
- (c) These properties are owned by the Securities Partnership. The Securities Partnership guarantees the payment on the Series A Preferred Stock of dividends and amounts upon redemption, liquidation, dissolution or winding-up.
- (d) These properties collateralize the 1995 Mortgage Loan.
- (e) These properties collateralize the CIGNA Loan.
- (f) These properties collateralize the Assumed Loans.
- (g) This property collateralizes the LB Mortgage Loan II.
- (h) This property collateralizes the Acquisition Mortgage Loan I.
- (i) These properties collateralize the Acquisition Mortgage Loan II.
- (j) These properties collateralize the Acquisition Mortgage Loan III.
- (k) These properties collateralize the Acquisition Mortgage Loan IV.
- (l) These properties collateralize the Acquisition Mortgage Loan V.
- (m) These properties collateralize the Acquisition Mortgage Loan VI.
- (n) These properties collateralize the Acquisition Mortgage Loan VII.
- (o) These properties collateralize the Acquisition Mortgage Loan VIII.
- (p) Comprised of two properties.
- (q) Comprised of three properties.
- (r) Comprised of four properties.
- (s) Comprised of five properties.

- (t) Comprised of seven properties.
- (u) Comprised of 29 properties.
- (v) Depreciation is computed based upon the following estimated lives:

Buildings and Improvements	31.5 to 40 years
Land Improvements	15 years
Furniture, Fixtures and Equipment	5 to 10 years
Tenant Improvements and Leasehold Improvements	Life of lease
- (w) These properties represent vacant land, developments and redevelopments that have not been placed in service.
- (x) Excludes \$37,632 of Construction in Progress and \$1,437 of Furniture, Fixtures and Equipment.

At December 31, 1998, the aggregate cost of land and buildings and equipment for federal income tax purpose was approximately \$2.4 billion.

FIRST INDUSTRIAL REALTY TRUST, INC.
 SCHEDULE III:
 REAL ESTATE AND ACCUMULATED DEPRECIATION (continued)
 As Of December 31, 1998
 (Dollars in thousands)

The changes in total real estate assets for the three years ended December 31, 1998 are as follows:

	1998	1997	1996
	-----	-----	-----
Balance, Beginning of Year	\$ 1,994,346	\$ 1,050,779	\$ 757,516
Acquisition, Construction Costs and Improvements	683,619	975,168	305,153
Disposition of Assets	(94,932)	(31,601)	(11,890)
	-----	-----	-----
Balance, End of Year	\$ 2,583,033	\$ 1,994,346	\$ 1,050,779
	=====	=====	=====

The changes in accumulated depreciation for the three years ended December 31, 1998 are as follows:

	1998	1997	1996
	-----	-----	-----
Balance, Beginning of Year	\$ 121,030	\$ 91,457	\$ 68,749
Depreciation for Year	57,565	35,286	24,542
Disposition of Assets	(2,709)	(5,713)	(1,834)
	-----	-----	-----
Balance, End of Year	\$ 175,886	\$ 121,030	\$ 91,457
	=====	=====	=====

SEPARATION AGREEMENT

Separation Agreement made this 11th day of November, 1998 by and between First Industrial Realty Trust, Inc., a Maryland corporation ("FR") and Michael T. Tomasz ("Mr. Tomasz").

RECITALS

- A. Mr. Tomasz is the President and Chief Executive Officer of FR and various of its subsidiaries, pursuant to a certain Employment Agreement (the "Employment Agreement") dated December 4, 1996 by and between FR and Mr. Tomasz;
- B. Mr. Tomasz is a member of the Board of Directors of FR and various of its subsidiaries; and
- C. Mr. Tomasz is desirous of resigning those positions to pursue other interests, and FR is willing to accept such resignations, all on the terms hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

AGREEMENT

- 1. Upon this Separation Agreement becoming effective in accordance with Paragraph 10 hereof, Mr. Tomasz will, and does hereby, resign all offices and all directorships from FR and all of its affiliates and subsidiaries including, without limitation, those entities set forth on Exhibit A attached hereto and made a part hereof. Without limitation of the foregoing, Mr. Tomasz hereby resigns as President and Chief Executive Officer of FR.
- 2. Mr. Tomasz will immediately assign and transfer to any individual(s) or entity(ies) designated by FR, all of his shares and other equity interests in any subsidiary or affiliate of FR (other than his retention of his OP Units in First Industrial, L.P.), including, without limitation, those affiliated or subsidiary entities set forth on Exhibit A. In furtherance of the foregoing, Mr. Tomasz will immediately assign and transfer to Anthony Muscatello all of his shares and other equity interests in FR Development Services, Inc. for a purchase price of \$1,000, to be paid in cash by Mr. Muscatello.
- 3. Mr. Tomasz shall be entitled to the following benefits and payments on account of his separation of employment from FR and its affiliates and subsidiaries, in lieu and in satisfaction and settlement of any and all other benefits, payments and claims he might have under the Employment Agreement or otherwise, on account of or in respect of his employment and his separation of employment:
 - a. FR shall continue to pay Mr. Tomasz his current salary at the rate of Three Hundred and Fifty Thousand Dollars (\$350,000.00) per annum through December 31, 1998. In addition, Mr. Tomasz will be paid a bonus for 1998 in the amount of Four Hundred and Fifty Thousand Dollars (\$450,000.00).
 - b. FR will pay to Mr. Tomasz, as a lump sum severance payment, Two Million Three Hundred Twenty Five Thousand Dollars (\$2,325,000.00).
 - c. Notwithstanding the vesting schedule and the exercise time limits otherwise presently applicable thereto, all of Mr. Tomasz's options outstanding under the First Industrial Realty Trust Inc. 1994 and 1997 Stock Incentive Plans (317,000 shares) shall be fully vested, and Mr. Tomasz shall have a period of 36 months from the date of this Separation Agreement (i.e. by the close of business on November 10, 2001) to exercise any such options, failing which exercise such options shall automatically expire.

- d. All of Mr. Tomasz's awards outstanding under the First Industrial Realty Trust, Inc. Deferred Income Plan (\$285,288) shall be fully vested, and Mr. Tomasz shall earn any accretions (estimated to be \$57,767) that would otherwise have accrued to his account through December 31, 1998 had he still been employed by FR on that date.
- e. Mr. Tomasz shall relinquish and forego any options to which he might otherwise have been entitled under the First Industrial Realty Trust Consolidation Incentive Plan and, in lieu thereof, FR will award Mr. Tomasz options to purchase 13,700 shares of FR common stock, at a strike price of \$30 per share, to be exercised if at all within 36 months of the date hereof (i.e. by the close of business on November 10, 2001).
- f. With respect to all restricted stock owned by Mr. Tomasz pursuant to the First Industrial Realty Trust Inc. 1997 Stock Incentive Plan (31,841 shares, including both shares acquired through grants and through conversion of equity in options granted under the 1994 Stock Incentive Plan): (i) FR waives any and all rights and options it might have now or in the future to reacquire or repurchase those shares and (ii) for purposes of lapse and extinguishment of any and all applicable transfer and other ownership restrictions, Mr. Tomasz shall be deemed to have voluntarily terminated service with FR as of the date hereof.
- g. All monies payable to Mr. Tomasz under Subparagraphs 3(a) [as to bonus only], (b) and (d) hereof shall be paid to him in a lump sum, on (but not before) January 2, 1999, subject to Subparagraph (i) below.
- h. FR shall continue for Mr. Tomasz (provided and only to the extent that such items are not available to him by virtue of other employment or positions secured after the date hereof) the "Post-Termination Perquisites and Benefits" (as defined in Section 3(b)(i)(z) of the Employment Agreement) for a period of 36 months after the date hereof; provided, however, that the parties acknowledge that the obligation to provide non-exclusive secretarial assistance, office space and accoutrements may be satisfied by the provision of such space and services at a so-called "Executive Center," or other commercial shared office suite facility.
- i. FR shall withhold from all amounts paid to Mr. Tomasz hereunder all federal and state taxes applicable to wages and salaries or compensation payable to employees.

- 4. Mr. Tomasz agrees that he shall be bound by and conform his future conduct with the provisions of Section 4 (Confidentiality and Loyalty) of the Employment Agreement.
- 5. Mr. Tomasz agrees that he shall be bound by the provisions of Section 5 (Non-Competition Covenant) of the Employment Agreement for the full term of the restrictive period described therein, being 36 months from the date hereof, with the following sole exception: Mr. Tomasz will not be in violation of the restrictive covenants of said Section 5 on account of his acquisition, for his own and sole account, of any real property or interest therein, using only his own financial resources and credit to consummate such purchase. For purposes of this paragraph, "for his own account" shall include any interest acquired by Mr. Tomasz's immediate family and/or trusts for the benefit of him and his immediate family, but shall preclude the ownership, directly or indirectly, of any equity or participating interest in such property, or in any entity directly or indirectly owning such property or owning an interest in any entity owning such property, by any person or entity whatsoever other than Mr. Tomasz, his immediate family and trusts for their benefit. For purposes hereof, ownership of equity or any participating interest shall include not only any outright ownership of an equity or participating interest, but also any otherwise characterized de facto or synthetic ownership of such interest, whether nominally characterized as participating or convertible debt, a participating leasehold estate or otherwise.
- 6. The provisions of Section 8 ("Indemnification") of the Employment Agreement shall continue to be binding upon FR and Mr. Tomasz.

7. Immediately upon this Separation Agreement becoming effective in accordance with Paragraph 10 hereof, the parties will issue a joint press release in the form of Exhibit B attached hereto and made a part hereof, and will agree to issue no other press release or make any other public communication with respect to Mr. Tomasz's employment or separation from employment; provided, however, that FR shall be entitled to make requisite and appropriate public disclosure of the terms of this Separation Agreement, without Mr. Tomasz's consent or approval, as required under applicable statutes, and the rules and regulations of the Securities and Exchange Commission, the New York Stock Exchange and other governmental agencies and bodies having jurisdiction over FR. Additionally, each party hereto agrees to refrain from publicly making any disparaging or other negative statements about the other, it being the intention of this Separation Agreement that neither party be blamed or disparaged or characterized as being culpable with respect to Mr. Tomasz's employment and/or this separation from employment.
8. FR agrees to use its best efforts to consummate the pending deferred exchange real estate transactions between Mr. Tomasz and an affiliate of FR, pursuant to the so-called "FR Exchange" program, and on the terms presently contemplated and approved by the FR Board of Directors.
9. For so long as Mr. Tomasz is required to file statements indicating his ownership pursuant to Section 16 of the Securities Exchange Act of 1934, as amended, and the rules promulgated thereunder by the U.S. Securities and Exchange Commission with respect to the equity securities of FR, Mr. Tomasz shall: (i) promptly (and in any case within 2 days) report to the Chief Financial Officer of FR, any transaction by him in, or other change in his beneficial ownership of, such securities; (ii) timely and properly execute and file any such required statements utilizing forms prepared on his behalf by the Chief Financial Officer of FR; and (iii) neither execute nor file any such forms except as may be prepared on his behalf by the Chief Financial Officer of FR, except to the extent necessary to timely comply with his legal obligations.
10. This Separation Agreement, and all rights and obligations of the parties hereto, shall only become effective upon the approval and acceptance thereof by the Board of Directors of FR on or before 11:59 p.m. Central Standard Time on November 11, 1998. In the event that, for any reason whatsoever, such Board of Directors has not approved and accepted this Separation Agreement on or before that time (and notified Mr. Tomasz of such approval on or before the close of business on November 12, 1998), this Separation Agreement shall be null and void, and neither party shall have any rights or obligations with respect thereto.
11. (a) Mr. Tomasz, and his affiliates and all parties claiming by, through or under him, and their respective heirs, personal representatives, predecessors, successors and assigns (collectively the "Tomasz Releasers"), do hereby fully release, remise, acquit and forever discharge FR, its parent, subsidiaries and affiliates, and its and their past, present and future officers, directors, employees, servants, attorneys, representatives and managers, and all of the heirs, personal representatives, predecessors, successors and assigns of each of the foregoing (collectively, the "FR Releasees") of and from any and all claims, demands, rights, causes or causes of action, manners of action, suits, debts, sums of money, accounts, bills, covenants, undertakings, damages, executions, judgments, costs and expenses, whatsoever, whether known or unknown, matured, unmatured or contingent, potential or direct, at law or in equity, whether arising by statute, common law or otherwise, from the beginning of time to the Effective Date set out in Paragraph 10, that the Tomasz Releasers had, may now have or may have in the future (collectively, the "Tomasz Released Claims") including without limitation any such claims (i) arising out of or relating to the Employment Agreement; (ii) arising out of or relating to Mr. Tomasz's employment with and/or separation from FR and its affiliates and subsidiaries; (iii) arising under or relating to the Employer's policies and procedures, whether formal or informal; the United States or any state constitution; Title VII of the Civil Rights Act of 1964, as amended; the Civil Right Act of 1991; the Illinois Human Right Act; the Employee Retirement Income Security Act of 1974, as amended; the Age Discrimination in Employment Act; the Americans With Disabilities Act; Executive Order 11246; and any other federal, state or local statute, ordinance or regulation with respect to employment; and/or (iv) arising out of or relating to any other thing or matter whatsoever; provided, however, that, notwithstanding the foregoing, it is agreed and understood that nothing contained in this subparagraph (a) shall release any of the FR Releasees from, and the Tomasz Released Claims do not include, (x) any claim, undertaking, duty, obligation or liability under this Separation Agreement including,

without limitation Paragraph 6 hereof, and/or (y) any claim, undertaking, duty, obligation or liability under any documents executed and delivered under or in connection with the Separation Agreement.

(b) FR, on behalf of itself and its affiliates and subsidiaries, all parties claiming by, through or under any of the foregoing, and any and all of their respective heirs, personal representatives, predecessors, successors and assigns (collectively, the "FR Releasers") do hereby fully release, remise, acquit and forever discharge Mr. Tomasz, his agents, servants, attorneys, and personal representatives, and all of their respective heirs, personal representatives, predecessors, successors and assigns (collectively, the "Tomasz Releasees") of and from any and all claims, demands, rights, causes or causes of action, manners of action, suits, debts, sums of money, accounts, bills, covenants, undertakings, damages, executions, judgments, costs and expenses, whatsoever, whether known or unknown, matured, unmatured or contingent, potential or direct, at law or in equity, whether arising by statute, common law or otherwise, from the beginning of time to the Effective Date set forth in paragraph 10, that the FR Releasers had, may now have or may have in the future, (collectively, the "FR Released Claims") including without limitation any such claims (i) arising out of or relating to the Employment Agreement; (ii) arising out of or relating to Mr. Tomasz's employment and/or separation from FR and its affiliates and subsidiaries; and/or (iii) arising out of or relating to any other thing or matter whatsoever; provided, however, that notwithstanding the foregoing, it is agreed and understood that nothing contained in this subparagraph (b) shall release any of the Tomasz Releasees from, and the FR Released Claims do not include, (x) any claim, undertaking, duty, obligation or liability under this Separation Agreement, (y) any claim, undertaking, duty, obligation or liability under any documents executed and delivered under or in connection with this Separation Agreement and/or (z) any acts of criminal wrongdoing or fraud by Mr. Tomasz in connection with his employment at or relationship with FR and its affiliates and subsidiaries.

12. This Separation Agreement is intended to and does supersede and replace any and all rights, obligations and claims of the parties under the Employment Agreement, or otherwise, with respect to Mr. Tomasz's employment and his separation from employment, except with respect to continuing rights of FR and obligations of Mr. Tomasz herein specifically reserved.
13. This Separation Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, representatives and assigns.
14. This Separation Agreement constitutes the entire agreement between the parties respecting the subject matter hereof, and supersedes all prior negotiations, undertakings, agreements and arrangements with respect thereto, whether written or oral, except with respect to continuing rights of FR and obligations of Mr. Tomasz herein specifically reserved. This Separation Agreement may not be amended or modified except by a written agreement signed by Mr. Tomasz and FR. Only the Chairman of the Board or the President and Chief Executive Officer of FR may execute any such amendment or modification on behalf of FR.
15. This Separation Agreement shall be construed in accordance with the laws of the State of Illinois, without reference to the law regarding conflicts of law.
16. All notices given pursuant to this Separation Agreement shall be given in writing and shall be deemed given when received. Notices may be personally delivered, or delivered by overnight courier service or by facsimile. Notices to FR shall be addressed to the principal headquarters of FR (Facsimile No. (312) 344-4325), to the joint attention of the Chairman and the Chief Executive Officer, with a copy to FR's counsel, Barack Ferrazzano Kirschbaum Perlman & Nagelberg, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606 (Facsimile No. (312) 984-3150), Attention: Dennis A. Ferrazzano. Notices to Mr. Tomasz shall be sent to the address set forth below Mr. Tomasz's signature on this Separation Agreement, with a copy to his counsel, Goldberg Kohn Bell Black Rosenbloom & Moritz, 55 East Monroe Street, Suite 3700, Chicago, Illinois 60606 (Facsimile No. (312) 332-2196), Attention: Dennis B. Black. Any party may change its notice address by notice given as above provided to the other party.

17. This Separation Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Separation Agreement as of the day and year first above written.

FIRST INDUSTRIAL REALTY TRUST, INC.,
a Maryland corporation

By: /s/ MICHAEL W. BRENNAN

Michael W. Brennan,
Chief Operating Officer

/s/ MICHAEL T. TOMASZ

MICHAEL T. TOMASZ
2236 North Burling
Chicago, Illinois 60614
Facsimile No. (773) 665-9294

EXHIBIT A

FIRST INDUSTRIAL - SUMMARY OF POSITIONS - MICHAEL TOMASZ

ENTITY NAME	POSITION
First Industrial Realty Trust, Inc. [Sole general partner of First Industrial, L.P.]	CEO, President and Director
First Industrial Securities Corporation [sole general Partner of First Industrial Securities, L.P.]	CEO, President and Director
First Industrial Pennsylvania Corporation [sole general partner of First Industrial Pennsylvania, L.P.]	CEO, President and sole Director
First Industrial Harrisburg Corporation [sole general partner of First Industrial Harrisburg, L.P.]	CEO, President and sole Director
First Industrial Finance Corporation [sole general partner of First Industrial Financing Partnership, L.P.]	CEO, President and Director
First Industrial Mortgage Corporation [sole general partner of First Industrial Mortgage Partnership, L.P.]	CEO, President and Director
FI Development Services Corporation [sole general partner of First Industrial Development Services, L.P.]	Director
First Industrial Indianapolis Corporation [sole general partner of First Industrial Indianapolis, L.P.]	CEO, President
First Industrial Management Corporation	CEO and sole Director
FR Acquisitions, Inc.	CEO, President and sole Director
FR Development Services, Inc.	Director
First Industrial Florida Finance Corporation	CEO, President and Director
First Industrial Enterprises of Michigan	

EXHIBIT B
PRESS RELEASE

FIRST INDUSTRIAL NAMES MICHAEL W. BRENNAN PRESIDENT
AND CHIEF EXECUTIVE OFFICER

CHICAGO, November 11, 1998 - First Industrial Realty Trust, Inc. (NYSE:FR) has announced that Michael T. Tomasz, 56, has resigned as the Company's President and Chief Executive Officer and as a Director to pursue other personal and business interests. Effective immediately, the Board of Directors has appointed Michael W. Brennan, 41, as President and Chief Executive Officer.

Brennan, a co-founder and Director of First Industrial, previously served as Chief Operating Officer. Before co-founding First Industrial, Brennan served as a president and executive officer in two of the Company's predecessors. Brennan has 19 years of experience in industrial real estate operations, investment and management.

Tomasz commented, "To achieve First Industrial's next level of success, I believe this is a well-timed opportunity for me to step down and usher in a new era of leadership. Mike Brennan as both COO of the Company and my close partner for 12 years, has proven himself dynamic, dedicated and resourceful. He will do an excellent job managing the organization, which is primed to build upon and operate its national franchise. I have every confidence that Mike, in his expanded role, will further promote First Industrial's operational excellence."

Brennan said, "Mike Tomasz has built First Industrial from its inception in 1994 to a national, \$2.7 billion corporation. I would like to thank him for his vision to establish First Industrial as the country's premier owner and operator of industrial real estate. He has graciously agreed to be available to consult with the Company during this transition period. I am very pleased to be able to serve in this more extensive capacity and continue this vision."

First Industrial Realty Trust, Inc. is a fully integrated, self-advised real estate company that owns and operates 70 million square feet of industrial real estate in the U.S. The Company's strategy is to create shareholder value through the operation of its national franchise, focusing on superior localized customer service, operational efficiencies, low-risk developments, and strategic and opportunity-driven acquisitions.

FIRST INDUSTRIAL REALTY TRUST, INC
COMPUTATION OF RATIOS OF EARNINGS TO FIXED CHARGES AND PREFERRED STOCK DIVIDENDS
(DOLLARS IN THOUSANDS)

	1998	1997	1996	1995	1994
Income from Operations Before Income Allocated to Minority Interest, Disposition of Interest Rate Protection Agreements and Restructuring and Abandoned Pursuit Costs Charge	\$ 100,725	\$ 64,949	\$ 36,524	\$ 19,756	\$ 8,855
Plus: Interest Expense and Amortization of Interest Rate Protection Agreements and Deferred Financing Costs	72,750	52,671	32,240	33,029	26,461
Earnings Before Income Allocated to Minority Interest, Disposition of Interest Rate Protection Agreements, Restructuring and Abandoned Pursuit Costs Charge and Fixed Charges	\$ 173,475	117,620	68,764	52,785	35,316
Fixed Charges and Preferred Stock Dividends (a)	\$ 107,003	\$ 65,678	\$ 36,660	\$ 33,821	\$ 26,511
Ratio of Earnings to Fixed Charges and Preferred Stock Dividends (b)	1.62x	1.79x	1.88x	1.56x	1.33x

(a) There was no preferred stock outstanding prior to November, 1995

(b) For purposes of computing the ratios of earnings to fixed charges and preferred stock dividends, earnings have been calculated by adding fixed charges (excluding capitalized interest) to income from operations before income allocated to minority interest, disposition of interest rate protection agreements and restructuring charge. Fixed charges consist of interest costs, whether expensed or capitalized and amortization of interest rate protection agreements and deferred financing charges.

EXHIBIT 21.1

FIRST INDUSTRIAL REALTY TRUST, INC.
SUBSIDIARIES OF THE REGISTRANT

NAME	STATE OF INCORPORATION FORMATION	REGISTERED NAMES IN FOREIGN JURISDICTIONS
First Industrial, L.P.	Delaware	First Industrial (Alabama), Limited Partnership First Industrial (Michigan), Limited Partnership First Industrial (Minnesota), Limited Partnership First Industrial (Tennessee), L.P. First Industrial Limited Partnership
First Industrial Finance Corporation	Maryland	N/A
First Industrial Financing Partnership, L.P.	Delaware	First Industrial Financing Partnership, Limited Partnership First Industrial Financing Partnership (Alabama), Limited Partnership First Industrial Financing Partnership (Minnesota), Limited Partnership First Industrial Financing Partnership (Wisconsin), Limited Partnership
First Industrial Management Corporation	Maryland	N/A
First Industrial Enterprises of Michigan, Inc. (Formerly Damone/Andrew Enterprises, Inc.)	Michigan	N/A
First Industrial Group of Michigan, Inc. (Formerly Damone/Andrew Enterprises, Inc.)	Michigan	N/A
First Industrial of Michigan, Inc. (Formerly Damone/Andrew Incorporated)	Michigan	N/A
First Industrial Associates of Michigan, Inc. (Formerly Damone/Andrew Associates, Inc.)	Michigan	N/A
First Industrial Construction Company of Michigan, Inc. (Formerly Damone/Andrew Construction Company)	Michigan	N/A
FR Acquisitions, Inc.	Maryland	FIR Acquisitions, Inc.
First Industrial Pennsylvania Corporation	Maryland	N/A
First Industrial Pennsylvania, L.P.	Delaware	N/A
First Industrial Harrisburg Corporation	Maryland	N/A
First Industrial Harrisburg, L.P.	Delaware	N/A
First Industrial Securities Corporation	Maryland	N/A
First Industrial Securities, L.P.	Delaware	First Industrial Securities, Limited Partnership
First Industrial Mortgage Corporation	Maryland	N/A
First Industrial Mortgage Partnership, L.P.	Delaware	First Industrial MP, L.P.

First Industrial Indianapolis Corporation	Maryland	N/A
First Industrial Indianapolis, L.P.	Delaware	N/A
FI Development Services Corporation (Formerly First Industrial Development Services, Inc.)	Maryland	N/A
First Industrial Development Services, L.P. (Formerly First Industrial Development Services Group, L.P.)	Delaware	N/A
FI Development Services Group, L.P.	Delaware	N/A
FR Development Services, L.L.C.	Delaware	N/A
FR Development Services, Inc. (Formerly First Industrial Development Services Group, L.P.)	Maryland	N/A
FR Brokerage Services, Inc. (Formerly First Industrial Colorado, Inc.)	Maryland	N/A
FR Management Services, Inc. (Formerly Pacifica Commercial Brokerage Group, Inc.)	Maryland	N/A
First Industrial Florida Finance Corporation	Maryland	N/A
TK-SV, Ltd.	Florida	N/A
First Industrial Telecommunications, L.L.C.	Delaware	N/A

CONSENT OF INDEPENDENT ACCOUNTANTS

We consent to the incorporation by reference in the registration statements of First Industrial Realty Trust, Inc. on Form S-3 (File No.s 33-95190, 333-03999, 333-21887, 333-57355, 333-43641, 333-64743 and 333-53835) and on Form S-8 (File No.s 33-95188, 333-36699 and 333-45317) of our reports dated February 16, 1999, on our audits of the consolidated financial statements of First Industrial Realty Trust, Inc. as of December 31, 1998 and 1997, and for the years ended December 31, 1998, 1997 and 1996 and the financial statement schedule as of December 31, 1998, which is included in this Annual Report on Form 10-K.

PricewaterhouseCoopers LLP

Chicago, Illinois
March 16, 1999

THIS SCHEDULE CONTAINS SUMMARY FINANCIAL INFORMATION EXTRACTED FROM THE FINANCIAL STATEMENTS OF FIRST INDUSTRIAL REALTY TRUST, INC. FOR THE YEAR ENDED DECEMBER 31, 1998 AND IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO SUCH FINANCIAL STATEMENTS.

1,000

YEAR			
	DEC-31-1998		
	JAN-01-1998		
	DEC-31-1998	21,823	
		0	
		11,982	
		(2,000)	
		0	
		31,805	
		2,583,033	
		(175,886)	
		2,272,163	
	100,044		
		1,191,882	
	379		
		0	
		18	
		1,054,379	
2,554,462			
		0	
	349,702		
		0	
		(98,934)	
		(89,646)	
		(550)	
		(71,833)	
		77,697	
		0	
	77,697		
		0	
		0	
		(1,976)	
		75,721	
		0	
		0	