FIRST INDUSTRIAL REALTY TRUST INC
Form 10-K
February 24, 2011

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UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
Form 10-K

þ **ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**
For the fiscal year ended December 31, 2010

or

o **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	**36-3935116**
(State or other jurisdiction of incorporation or organization)	*(I.R.S. Employer Identification No.)*
311 S. Wacker Drive, Suite 3900, Chicago, Illinois	**60606**
(Address of principal executive offices)	*(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)

Depositary Shares Each Representing 1/10,000 of a Share of 7.25% Series J Cumulative Preferred Stock
Depositary Shares Each Representing 1/10,000 of a Share of 7.25% Series K 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 if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes o No þ

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934. Yes o No þ

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 þ No o

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes o No o

Indicate by check mark 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. þ

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer o	Accelerated filer þ	Non-accelerated filer o (Do not check if a smaller reporting company)	Smaller reporting company o

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes o No þ

The aggregate market value of the voting and non-voting stock held by non-affiliates of the Registrant was approximately $306.3 million based on the closing price on the New York Stock Exchange for such stock on June 30, 2010.

At February 23, 2011, 68,788,017 shares of the Registrant s Common Stock, $0.01 par value, were outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant s definitive proxy statement expected to be filed with the Securities and Exchange Commission no later than 120 days after the end of the Registrant s fiscal year.

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This report contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, and Section 21E of the Securities Exchange Act of 1934 (the Exchange Act). We intend 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 are 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, seek, target, potential, focus, may, should or similar expressions. Our al results or the actual effect of future plans or strategies is inherently uncertain. Factors which could have a materially adverse effect on our operations and future prospects include, but are not limited to: changes in national, international, regional and local economic conditions generally and real estate markets specifically; changes in legislation/regulation (including changes to laws governing the taxation of real estate investment trusts) and actions of regulatory authorities (including the Internal Revenue Service); our ability to qualify and maintain our status as a real estate investment trust; the availability and attractiveness of financing (including both public and private capital) to us and to our potential counterparties; the availability and attractiveness of terms of additional debt repurchases; interest rates; our credit agency ratings; our ability to comply with applicable financial covenants; competition; changes in supply and demand for industrial properties (including land, the supply and demand for which is inherently more volatile than other types of industrial property) in the Company s current and proposed market areas; difficulties in consummating acquisitions and dispositions; risks related to our investments in properties through joint ventures; environmental liabilities; slippages in development or lease-up schedules; tenant creditworthiness; higher-than-expected costs; changes in asset valuations and related impairment charges; changes in general accounting principles, policies and guidelines applicable to real estate investment trusts; international business risks and those additional factors described in Item 1A, Risk Factors and in our other filings with the Securities and Exchange Commission (the SEC). We caution you not to place undue reliance on forward looking statements, which reflect our analysis only and speak only as of the date of this report or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements. Unless the context otherwise requires, the terms Company, we, us, and our refer to First Industrial Realty Trust, Inc., First Industrial, L.P. and their controlled subsidiaries. We refer to our operating partnership, First Industrial, L.P., as the Operating Partnership. Effective September 1, 2009, our taxable real estate investment trust subsidiary, First Industrial Investment, Inc. (the old TRS) merged into First Industrial Investment II, LLC (FI LLC), which is wholly owned by the Operating Partnership. Immediately thereafter, certain assets and liabilities of FI LLC were contributed to a new subsidiary, FR Investment Properties, LLC (FRIP). FRIP is 1% owned by FI LLC and 99% owned by a new taxable real estate investment trust subsidiary, First Industrial Investment Properties, Inc. (the new TRS, which, collectively with the old TRS and certain wholly owned taxable real estate investment trust subsidiaries of FI LLC, will be referred to as the TRSs), which is wholly owned by FI LLC (see Note 10 to the Consolidated Financial Statements).

PART I

THE COMPANY

Item 1. *Business*

General

First Industrial Realty Trust, Inc. is a Maryland corporation organized on August 10, 1993, and is a real estate investment trust (REIT) as defined in the Internal Revenue Code of 1986 (the Code). We are a self-administered and fully integrated real estate company which owns, manages, acquires, sells, develops, and redevelops industrial real estate. As of December 31, 2010, our in-service portfolio consisted of 365 light industrial properties, 129 R&D/flex properties, 173 bulk warehouse properties, 88 regional warehouse properties and 19 manufacturing properties containing approximately 68.6 million square feet of gross leasable area (GLA) located in 28 states in the United States and one province in Canada. Beginning January 1, 2009, our in-service portfolio includes all properties other than developed, redeveloped and acquired properties that have not yet reached stabilized occupancy (generally defined as properties that are 75% leased). Properties which are at least 75% occupied at acquisition are placed in-service. Acquired properties less than 75% occupied are placed in-service upon the earlier of reaching 90% occupancy or one year from the acquisition date. Development properties are placed in-service upon the earlier of reaching 90% occupancy or one year from the date construction is completed. Redevelopments (generally projects which require capital expenditures exceeding 25% of basis) are placed in-service upon the earlier of reaching 90% occupancy or one year from the completion of renovation construction.

Our interests in our properties and land parcels are held through partnerships, corporations, and limited liability companies controlled, directly or indirectly, by the Company, including the Operating Partnership, of which we are the sole general partner with an approximate 92.8% and 92.0% ownership interest at December 31, 2010 and December 31, 2009, respectively, and through the old TRS prior to September 1, 2009, and FI LLC, the new TRS and FRIP subsequent to September 1, 2009, all of whose operating data is consolidated with that of the Company as presented herein.

We also own noncontrolling equity interests in, and provide various services to, two joint ventures (the 2003 Net Lease Joint Venture and the 2007 Europe Joint Venture). During 2010, we provided various services to, and ultimately disposed of our equity interests in, five joint ventures (the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Net Lease Co-Investment Program, the 2006 Land/Development Joint Venture, and the 2007 Canada Joint Venture; together with the 2003 Net Lease Joint Venture and the 2007 Europe Joint Venture, the Joint Ventures). The Joint Ventures are accounted for under the equity method of accounting. Accordingly, the operating data of our Joint Ventures is not consolidated with that of the Company as presented herein. On May 25, 2010, we sold our interest in the 2006 Net Lease Co-Investment Program to our joint venture partner. On August 5, 2010, we sold our interests in the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner. The 2007 Europe Joint Venture does not own any properties. See Note 5 to the Consolidated Financial Statements for more information on the Joint Ventures.

We utilize 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 February 23, 2011, we had 183 employees.

We maintain a website at www.firstindustrial.com. Information on this website shall not constitute part of this Form 10-K. Copies of our annual report on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K and amendments to such reports are available without charge on our website as soon as reasonably practicable after such reports are filed with or furnished to the SEC. In addition, our Corporate Governance Guidelines, Code of Business Conduct and Ethics, Audit Committee Charter, Compensation Committee Charter, Nominating/Corporate Governance Committee Charter, along with supplemental financial and operating information prepared by us, are all available without charge on our website or upon request to us. Amendments to, or waivers from, our Code of Business Conduct and Ethics that apply to our executive officers or directors will also be posted to our website. We also post or otherwise make available on our website from time to time other information that may be of interest to our investors. Please direct requests as follows:

First Industrial Realty Trust, Inc.
311 S. Wacker, Suite 3900
Chicago, IL 60606
Attention: Investor Relations

Business Objectives and Growth Plans

Our fundamental business objective is to maximize the total return to our stockholders through per share distributions and increases in the value of our properties and operations. Our long-term business growth plans include the following elements:

Internal Growth. We seek 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; and (iv) renovating existing properties.

External Growth. We seek to grow externally through (i) additional joint venture investments; (ii) the development of industrial properties; (iii) the acquisition of portfolios of industrial properties, industrial property businesses or individual properties which meet our investment parameters and target markets; and (iv) the expansion of our properties.

Our ability to pursue our long-term growth plans is affected by market conditions and our financial condition and operating capabilities.

Business Strategies

We utilize the following seven strategies in connection with the operation of our business:

Organization Strategy. We implement our decentralized property operations strategy through the deployment of experienced regional management teams and local property managers. We provide acquisition, development and financing assistance, asset management oversight and financial reporting functions from our headquarters in Chicago, Illinois to support our regional operations. We believe the size of our portfolio enables us to realize operating efficiencies by spreading overhead among many properties and by negotiating purchasing discounts.

Market Strategy. Our market strategy is to concentrate on the top industrial real estate markets in the United States and select industrial real estate markets in Canada. These markets have one or more of the following characteristics: (i) strong industrial real estate fundamentals, including improving industrial demand expectations; (ii) a history of industry diversity and outlook for economic growth; and (iii) sufficient size to provide opportunity for ample transaction volume.

Leasing and Marketing Strategy. We have an operational management strategy designed to enhance tenant satisfaction and portfolio performance. We pursue an active leasing strategy, which includes broadly marketing available space, seeking to renew existing leases at higher rents per square foot and seeking leases which provide for the pass-through of property-related expenses to the tenant. We also have local and national marketing programs which focus on the business and real estate brokerage communities and national tenants.

Acquisition/Development Strategy. Our acquisition/development strategy is to invest in properties and other assets with higher yield potential in the top industrial real estate markets in the United States and select industrial real estate markets in Canada.

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Financing Strategy. To finance acquisitions, developments and debt maturities, as market conditions permit, we utilize a portion of proceeds from property sales, proceeds from mortgage financings, line of credit borrowings under our unsecured credit facility, consisting of a $200.0 million term loan and a $200.0 million revolving line of credit (the Unsecured Credit Facility), and proceeds from the issuance, when and as warranted, of additional equity securities. We also continually evaluate joint venture arrangements as another source of capital. As of February 23, 2011, we had approximately $12.3 million available for additional borrowings under our Unsecured Credit Facility.

Disposition Strategy. We continuously evaluate local market conditions and property-related factors in all of our markets for purposes of identifying assets suitable for disposition. In conjunction with the amendment of our Unsecured Credit Facility, management identified a pool of real estate assets (the Non-Strategic Assets) that it intends to market and sell. At December 31, 2010, the Non-Strategic Assets consisted of 193 industrial properties comprising approximately 16.1 million square feet of GLA and land parcels comprising approximately 695 gross acres, of which 192 industrial properties comprising 15.8 million square feet of GLA and all of the land parcels were classified as held for sale.

Liquidity Strategy. We plan to enhance our liquidity through a combination of capital retention, mortgage and equity financings, asset sales and certain debt repayments:

Capital Retention We plan to retain capital by distributing the minimum amount of dividends required to maintain our REIT status. We did not pay a common stock dividend in 2010 and may not pay dividends in 2011 depending on our taxable income. If, to maintain our REIT status, we are required to pay common stock dividends with respect to 2011, we may elect to do so by distributing a combination of cash and common shares.

Mortgage Financing During the year ended December 31, 2010, we originated $105.6 million in mortgage financings with maturities ranging from February 2015 to October 2020 and interest rates ranging from 5.00% to 7.40% (see Note 6 to the Consolidated Financial Statements). We believe these mortgage financings comply with all covenants contained in our Unsecured Credit Facility and the indentures governing our senior unsecured notes, including coverage ratios and total indebtedness, total unsecured indebtedness and total secured indebtedness limitations. We continue to engage various lenders regarding the origination of additional mortgage financings and the terms and conditions thereof. To the extent additional mortgage financing is originated, we expect the proceeds received will be used to pay down our other debt. No assurances can be made that additional mortgage financing will be obtained.

Equity Financing During the year ended December 31, 2010, we issued 875,402 shares of the Company s common stock, generating $6.0 million in net proceeds, under the direct stock purchase component of the Company s Dividend Reinvestment and Direct Stock Purchase Plan (DRIP). Additionally, we issued 5,469,767 shares of the Company s common stock, generating $43.9 million in net proceeds, under the Company s at-the-market equity offering program (ATM) (see Note 7 to the Consolidated Financial Statements). On December 31, 2010, we concluded the ATM as a result of the expiration of the distribution agreements with our sales agents. We may opportunistically access the equity markets again, subject to contractual restrictions, including through a new ATM, and may continue to issue shares under the direct stock purchase component of the DRIP. To the extent additional equity offerings occur, we expect to use at least a portion of the proceeds received to reduce our indebtedness. No assurances can be made that additional equity offerings will occur on favorable terms or at all.

Asset Sales During the year ended December 31, 2010, we sold 13 industrial properties and several land parcels for gross proceeds of $71.0 million (see Note 4 to the Consolidated Financial Statements). We are in various stages of discussions with third parties for the sale of additional properties and plan to continue to selectively market other properties for sale throughout 2011. At December 31, 2010, Non-Strategic Assets consisted of 193 industrial properties comprising approximately 16.1 million square feet of GLA and land parcels comprising approximately 695 gross acres which are classified as held for sale (except one industrial property comprising approximately

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0.3 million square feet of GLA).We expect to use at least a portion of sales proceeds to reduce our indebtedness. If we are unable to sell properties on an advantageous basis, this may impair our liquidity and our ability to meet our financial covenants.

Debt Reduction During the year ended December 31, 2010, we paid off $264.8 million of our senior unsecured notes, we paid off and retired two secured mortgages maturing in September 2024 and December 2010 in the aggregate amount of $14.6 million and we made net repayments of $79.1 million on our Unsecured Credit Facility (see Note 6 to the Consolidated Financial Statements). We may from time to time repay additional amounts of our outstanding debt. Any repayments would depend upon prevailing market conditions, our liquidity requirements, contractual restrictions and other factors we consider important. Future repayments may materially impact our liquidity, future tax liability and results of operations.

Although we believe we will be successful in meeting our liquidity needs and maintaining compliance with other debt covenants through a combination of capital retention, mortgage and equity financings, asset sales and debt reduction, if we were to be unsuccessful in executing one or more of the strategies outlined above, our financial condition and operating results could be materially adversely affected.

Recent Developments

During 2010, we acquired three industrial properties for a total investment of approximately $22.4 million. We also sold 13 industrial properties and several parcels of land for an aggregate gross sales price of $71.0 million (see Note 4 to the Consolidated Financial Statements). At December 31, 2010, we owned 774 in-service industrial properties containing approximately 68.6 million square feet of GLA.

On May 25, 2010, we sold our interest in the 2006 Net Lease Co-Investment Program to our joint venture partner and on August 5, 2010, we sold our interest in the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner (see Note 5 to the Consolidated Financial Statements).

During 2010, we repurchased and retired $264.8 million of our senior unsecured notes and recognized a loss on early debt retirement of $4.1 million (see Note 6 to the Consolidated Financial Statements).

During 2010, we obtained $105.6 million in mortgage financings at a weighted average interest rate of 6.22%, with maturities ranging between February 2015 and October 2020. Also, we paid off and retired $14.6 million in mortgage loans payable (see Note 6 to the Consolidated Financial Statements).

Effective October 22, 2010, we amended our Unsecured Credit Facility to provide for a $200.0 million term loan and a $200.0 million revolving line of credit. The Unsecured Credit Facility matures on September 28, 2012. On October 22, 2010, we repaid $99.1 million in connection with the decrease in the Unsecured Credit Facility s capacity to $400.0 million from $500.0 million as part of the amendment. For the term borrowing, the Unsecured Credit Facility requires interest only payments through March 29, 2012 at LIBOR plus 325 basis points or at a base rate plus 225 basis points, at our election. The term borrowing requires quarterly principal pay-downs of $10.0 million beginning March 30, 2012 until maturity on September 28, 2012. For the revolving borrowings, the Unsecured Credit Facility provides for interest only payments at LIBOR plus 275 basis points or at a base rate plus 175 basis points, at our election. Additionally, certain financial covenants were changed in connection with the amendment, including the fixed charge coverage ratio, which decreased to 1.2 times from 1.5 times. Also, the calculation of Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA), as defined in the Unsecured Credit Facility and used in the fixed charge coverage ratio, no longer includes economic gains or losses from property sales.

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The following shows the material changes to the financial covenants:

	Previous Agreement	Amended Agreement Through September 30, 2011	Amended Agreement Beginning October 1, 2011
Fixed Charge Coverage Ratio	³1.50	³1.20	³1.20
Consolidated Leverage Ratio	£60.0%	£65.0%	£60.0%
Ratio of Value of Unencumbered Assets to Outstanding Consolidated Senior Unsecured Debt	³1.60	³1.30	³1.60
Value of Unencumbered Assets	n/a	³$1.3 billion	³$1.3 billion
Property Operating Income Ratio on Unencumbered Assets	n/a	³1.30	³1.45
Indebtedness Subject to Encumbrance	n/a	£40.0%	£40.0%
Total Unencumbered Assets to Unsecured Indebtedness	n/a	³150.0%	³150.0%

Commencing October 1, 2011, certain covenants, including the consolidated leverage ratio, the ratio of value of unencumbered assets to outstanding consolidated senior unsecured debt and the property operating income ratio on unencumbered assets become more restrictive. The Company has various liquidity strategies, such as selling additional industrial properties or land parcels and issuing additional equity, that it may employ in order to ensure compliance with the covenants. However, no assurances can be made that the sales of assets and additional equity issuances will occur on favorable terms or at all.

In conjunction with the amendment of our Unsecured Credit Facility, during the third quarter of 2010 management reassessed the holding period of the Non-Strategic Assets, which, at September 30, 2010, consisted of 195 industrial properties comprising approximately 16.4 million square of GLA and land parcels comprising approximately 724 gross acres. As a result of this reassessment, we determined that 129 of the industrial properties comprising approximately 10.6 million square feet of GLA and land parcels comprising approximately 503 gross acres were impaired, and as such, we recorded an aggregate non-cash impairment charge of approximately $163.9 million during the third quarter.

At December 31, 2010, the Non-Strategic Assets consisted of 193 industrial properties comprising approximately 16.1 million square of GLA and land parcels comprising approximately 695 gross acres. The Non-Strategic Assets (except one industrial property comprising 0.3 million square feet of GLA) were classified as held for sale as of December 31, 2010. During the three months ended December 31, 2010, we recorded an additional non-cash impairment charge of $21.5 million relating to the Non-Strategic Assets. The additional charge is primarily comprised of estimated closing costs for 118 of the 192 industrial properties comprising approximately 10.4 million square feet of GLA and land parcels comprising approximately 449 gross acres classified as held for sale, as well as additional impairment related to certain industrial properties and land parcels within the Non-Strategic Assets due to a change in our estimates of fair value based upon recent market information, including receipt of third party purchase offers.

Additionally, during the first quarter of 2010 we recorded an impairment charge in the amount of $9.2 million related to a property comprised of 0.3 million square feet of GLA located in Grand Rapids, Michigan in connection with the negotiation of a new lease. See Note 4 to the Consolidated Financial Statements for more information on impairment.

During the year ended December 31, 2010, we issued 875,402 shares of the Company s common stock, generating approximately $6.0 million in net proceeds, under the direct stock purchase component of the DRIP. Additionally, we issued 5,469,767 shares of the Company s common stock, generating $43.9 million in net proceeds, under the ATM (see Note 7 to the Consolidated Financial Statements).

We committed to a plan to reduce organizational and overhead costs in October 2008 and have subsequently modified that plan with the goal of further reducing these costs. On June 21, 2010, we committed to additional modifications to the plan consisting of further organizational and overhead cost reductions. For the year ended December 31, 2010, we recorded as restructuring costs a pre-tax charge of $1.9 million to provide for employee severance and benefits ($0.5 million), costs associated with the termination of certain office leases ($0.7 million) and other costs ($0.7 million) associated with implementing the restructuring plan (see Note 11 to the Consolidated Financial Statements).

Future Property Acquisitions, Developments and Property Sales

We have acquisition and development programs through which we seek to identify portfolio and individual industrial property acquisitions and developments.

We also sell properties based on market conditions and property-related factors. As a result, we are currently engaged in negotiations relating to the possible sale of certain industrial properties in our portfolio.

When evaluating potential industrial property acquisitions and developments, as well as potential industrial property sales, we 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 office property. We believe 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, 2010, the national occupancy rate for industrial properties in the United States has ranged from 85.4%*to 90.3%*, with an occupancy rate of 85.7%* at December 31, 2010.

* Source: CBRE Econometric Advisors

Item 1A. *Risk Factors*

Risk Factors

Our operations involve various risks that could adversely affect our financial condition, results of operations, cash flow, ability to pay distributions on our common stock and the market price of our common stock. These risks, among others contained in our other filings with the SEC, include:

Disruptions in the financial markets could affect our ability to obtain financing and may negatively impact our liquidity, financial condition and operating results.

The capital and credit markets in the United States and other countries have experienced significant price volatility, dislocations and liquidity disruptions, which have caused market prices of many securities and the spreads on prospective debt financings to fluctuate substantially. These circumstances have materially impacted liquidity in the financial markets, making terms for certain financings less attractive, and in some cases have resulted in the unavailability of financing. A majority of our existing indebtedness was sold through capital markets transactions. We anticipate that the capital markets could be a source of refinancing of our existing indebtedness in the future, including our 4.625% Exchangeable Notes due on September 15, 2011 in the aggregate amount of $128.9 million as of December 31, 2010. This source of refinancing may not be available if capital market volatility and disruption continues, which could have a material adverse effect on our liquidity. Furthermore, we could potentially lose access to our current available liquidity under our Unsecured Credit Facility if one or more participating lenders default on their commitments. While the ultimate outcome of these market conditions cannot be predicted, they may have a material adverse effect on our liquidity and financial condition if our ability to borrow money under our Unsecured Credit Facility or to issue additional debt or equity securities to finance future acquisitions, developments and redevelopments and Joint Venture activities were to be impaired.

In addition, capital and credit market price volatility could make the valuation of our properties more difficult. There may be significant uncertainty in the valuation, or in the stability of the value, of our properties that could result in a substantial decrease in the value of our properties. As a result, we may not be able to recover the carrying amount of our properties, which may require us to recognize an impairment loss in earnings.

Real estate investments value fluctuates depending on conditions in the general economy and the real estate business. These conditions may limit the Company s revenues and available cash.

The factors that affect the value of our real estate and the revenues we derive from our properties include, among other things:

- general economic conditions;
- local, regional, national and international economic conditions and other events and occurrences that affect the markets in which we own properties;
- local conditions such as oversupply or a reduction in demand in an area;
- the attractiveness of the properties to tenants;
- tenant defaults;
- zoning or other regulatory restrictions;

- competition from other available real estate;
- our ability to provide adequate maintenance and insurance; and
- increased operating costs, including insurance premiums and real estate taxes.

These factors may be amplified in light of the disruption of the global credit markets. Our investments in real estate assets are concentrated in the industrial sector, and the demand for industrial space in the United

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States is related to the level of economic output. Accordingly, reduced economic output may lead to lower occupancy rates for our properties. In addition, if any of our tenants experiences a downturn in its business that weakens its financial condition, delays lease commencement, fails to make rental payments when due, becomes insolvent or declares bankruptcy, the result could be a termination of the tenant s lease, which could adversely affect our cash flow from operations.

Many real estate costs are fixed, even if income from properties decreases.

Our financial results depend on leasing space to tenants on terms favorable to us. Our income and funds available for distribution to our stockholders will decrease if a significant number of our tenants cannot pay their rent or we are unable to lease properties on favorable terms. In addition, if a tenant does not pay its rent, we may not be able to enforce our rights as landlord without delays and we may incur substantial legal costs. Costs associated with real estate investment, such as real estate taxes and maintenance costs, generally are not reduced when circumstances cause a reduction in income from the investment.

The Company may be unable to sell properties when appropriate because real estate investments are not as liquid as certain other types of assets.

Real estate investments generally cannot be sold quickly and, therefore, will tend to limit our ability to adjust our property portfolio promptly in response to changes in economic or other conditions. The inability to respond promptly to changes in the performance of our property portfolio could adversely affect our financial condition and ability to service debt and make distributions to our stockholders. In addition, like other companies qualifying as REITs under the Code, we must comply with the safe harbor rules relating to the number of properties disposed of in a year, their tax basis and the cost of improvements made to the properties, or meet other tests which enable a REIT to avoid punitive taxation on the sale of assets. Thus, our ability at any time to sell assets may be restricted.

The Company may be unable to sell properties on advantageous terms.

We have sold to third parties a significant number of properties in recent years and, as part of our business, we intend to continue to sell properties to third parties. Our ability to sell properties on advantageous terms depends on factors beyond our control, including competition from other sellers and the availability of attractive financing for potential buyers of our properties. If we are unable to sell properties on favorable terms or redeploy the proceeds of property sales in accordance with our business strategy, then our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock could be adversely affected.

The Company may be unable to complete development and re-development projects on advantageous terms.

As part of our business, we develop new and re-develop existing properties when and as conditions warrant. In addition, we have sold to third parties or sold to our Joint Ventures a significant number of development and re-development properties in recent years, and we intend to continue to sell such properties to third parties or to sell or contribute such properties to our Joint Ventures as opportunities arise. The real estate development and re-development business involves significant risks that could adversely affect our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock, which include:

- we may not be able to obtain financing for development projects on favorable terms and complete construction on schedule or within budget, resulting in increased debt service expense and construction costs and delays in leasing the properties and generating cash flow;

we may not be able to obtain, or may experience delays in obtaining, all necessary zoning, land-use, building, occupancy and other governmental permits and authorizations;

the properties may perform below anticipated levels, producing cash flow below budgeted amounts and limiting our ability to sell such properties to third parties or to sell such properties to our Joint Ventures.

The Company may be unable to renew leases or find other lessees.

We are subject to the risks that, upon expiration, leases may not be renewed, the space subject to such leases may not be relet or the terms of renewal or reletting, including the cost of required renovations, may be less favorable than expiring lease terms. If we were unable to promptly renew a significant number of expiring leases or to promptly relet the space covered by such leases, or if the rental rates upon renewal or reletting were significantly lower than the current rates, our financial condition, results of operation, cash flow and ability to pay dividends on, and the market price of, our common stock could be adversely affected. As of December 31, 2010, leases with respect to approximately 9.0 million, 10.4 million and 9.0 million square feet of GLA, representing 16%, 18% and 16% of GLA, expire in 2011, 2012 and 2013, respectively.

The Company may be unable to acquire properties on advantageous terms or acquisitions may not perform as the Company expects.

We acquire and intend to continue to acquire primarily industrial properties. The acquisition of properties entails various risks, including the risks that our investments may not perform as expected and that our cost estimates for bringing an acquired property up to market standards may prove inaccurate. Further, we face significant competition for attractive investment opportunities from other well-capitalized real estate investors, including both publicly-traded REITs and private investors. This competition increases as investments in real estate become attractive relative to other forms of investment. As a result of competition, we may be unable to acquire additional properties as we desire or the purchase price may be elevated. In addition, we expect to finance future acquisitions through a combination of borrowings under the Unsecured Credit Facility, proceeds from equity or debt offerings and debt originations by the Company and proceeds from property sales, which may not be available and which could adversely affect our cash flow. Any of the above risks could adversely affect our financial condition, results of operations, cash flow and ability to pay dividends on, and the market value of, our common stock.

The Company might fail to qualify or remain qualified as a REIT.

We intend to operate so as to qualify as a REIT under the Code. Although we believe that we are organized and will operate in a manner so as to qualify as a REIT, qualification as a REIT involves the satisfaction of numerous requirements, some of which must be met on a recurring basis. These requirements are established under highly technical and complex Code provisions of which there are only limited judicial or administrative interpretations and involve the determination of various factual matters and circumstances not entirely within our control.

If we were to fail to qualify as a REIT in any taxable year, we would be subject to federal income tax, including any applicable alternative minimum tax, on our taxable income at corporate rates. This could result in a discontinuation or substantial reduction in dividends to stockholders and in cash to pay interest and principal on debt securities that we issue. Unless entitled to relief under certain statutory provisions, we would be disqualified from electing treatment as a REIT for the four taxable years following the year during which we failed to qualify as a REIT.

Certain property transfers may generate prohibited transaction income, resulting in a penalty tax on the gain attributable to the transaction.

As part of our business, we sell properties to third parties as opportunities arise. Under the Code, a 100% penalty tax could be assessed on the gain resulting from sales of properties that are deemed to be prohibited transactions. The question of what constitutes a prohibited transaction is based on the facts and circumstances surrounding each transaction. The Internal Revenue Service (IRS) could contend that certain sales of properties by us are prohibited transactions. While we do not believe that the IRS would prevail in such a dispute, if the matter were successfully argued by the IRS, the 100% penalty tax could be assessed against the profits from these transactions. In addition, any income from a prohibited transaction may adversely affect our ability to satisfy the income tests for qualification as a REIT.

The REIT distribution requirements may limit the Company s ability to retain capital and require the Company to turn to external financing sources.

We could, in certain instances, have taxable income without sufficient cash to enable us to meet the distribution requirements of the REIT provisions of the Code. In that situation, we could be required to borrow funds or sell properties on adverse terms in order to meet those distribution requirements. In addition, because we must distribute to our stockholders at least 90% of our REIT taxable income each year, our ability to accumulate capital may be limited. Thus, to provide capital resources for our ongoing business, and to satisfy our debt repayment obligations and other liquidity needs, we may be more dependent on outside sources of financing, such as debt financing or issuances of additional capital stock, which may or may not be available on favorable terms. Additional debt financings may substantially increase our leverage and additional equity offerings may result in substantial dilution of stockholders interests.

Debt financing, the degree of leverage and rising interest rates could reduce the Company s cash flow.

Where possible, we intend to continue to use leverage to increase the rate of return on our investments and to allow us to make more investments than we otherwise could. Our use of leverage presents an additional element of risk in the event that the cash flow from our properties is insufficient to meet both debt payment obligations and the distribution requirements of the REIT provisions of the Code. In addition, rising interest rates would reduce our cash flow by increasing the amount of interest due on our floating rate debt and on our fixed rate debt as it matures and is refinanced.

Failure to comply with covenants in our debt agreements could adversely affect our financial condition.

The terms of our agreements governing our Unsecured Credit Facility and other indebtedness require that we comply with a number of financial and other covenants, such as maintaining debt service coverage and leverage ratios and maintaining insurance coverage. Complying with such covenants may limit our operational flexibility. Our failure to comply with these covenants could cause a default under the applicable debt agreement even if we have satisfied our payment obligations. Consistent with our prior practice, we will, in the future, continue to interpret and certify our performance under these covenants in a good faith manner that we deem reasonable and appropriate. However, these financial covenants are complex and there can be no assurance that these provisions would not be interpreted by the noteholders or lenders in a manner that could impose and cause us to incur material costs. We anticipate that we will be able to operate in compliance with our financial covenants in 2011. Our ability to meet our financial covenants may be adversely affected if economic and credit market conditions limit our ability to reduce our debt levels consistent with, or result in net operating income below, our current expectations. Under our Unsecured Credit Facility, an event of default can also occur if the lenders, in their good faith judgment, determine that a material adverse change has occurred which could prevent timely repayment or materially impair our ability to perform our obligations under the loan agreement.

Upon the occurrence of an event of default, we would be subject to higher finance costs and fees, and the lenders under our Unsecured Credit Facility will not be required to lend any additional amounts to us. In addition, our outstanding senior unsecured notes as well as all outstanding borrowings under the Unsecured Credit Facility, together with accrued and unpaid interest and fees, could be accelerated and declared to be immediately due and payable. Furthermore, our Unsecured Credit Facility and the indentures governing our senior unsecured notes contain certain cross-default provisions, which are triggered in the event that our other material indebtedness is in default. These cross-default provisions may require us to repay or restructure the Unsecured Credit Facility and the senior unsecured notes or other debt that is in default, which could adversely affect our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our stock. If repayment of any of our borrowings is accelerated, we cannot provide assurance that we will have sufficient assets to repay such indebtedness or that we would be able to borrow sufficient funds to refinance such indebtedness. Even if we are able to obtain new financing, it may not be on commercially reasonable terms, or terms that are acceptable to us.

Cross-collateralization of mortgage loans could result in foreclosure on substantially all of the Company s properties if the Company is unable to service its indebtedness.

We intend to obtain additional mortgage debt financing in the future, if it is available to us. These mortgages may be issued on a recourse, non-recourse or cross-collateralized basis. Cross-collateralization makes all of the subject properties available to the lender in order to satisfy our debt. Holders of indebtedness that is so secured will have a claim against these properties. To the extent indebtedness is cross-collateralized, lenders may seek to foreclose upon properties that are not the primary collateral for their loan, which may, in turn, result in acceleration of other indebtedness secured by properties. Foreclosure of properties would result in a loss of income and asset value to us, making it difficult for us to meet both debt payment obligations and the distribution requirements of the REIT provisions of the Code. At December 31, 2010, 19 of our mortgage loans payable were cross-collateralized, totaling $138.4 million (see Note 6 to the Consolidated Financial Statements).

The Company may have to make lump-sum payments on its existing indebtedness.

We are required to make the following lump-sum or balloon payments under the terms of some of our indebtedness, including indebtedness of the Operating Partnership:

$35.0 million aggregate principal amount of 7.750% Notes due 2032 (the 2032 Notes)

$190.0 million aggregate principal amount of 7.600% Notes due 2028 (the 2028 Notes)

$13.6 million aggregate principal amount of 7.150% Notes due 2027 (the 2027 Notes)

$117.8 million aggregate principal amount of 5.950% Notes due 2017 (the 2017 II Notes)

$87.3 million aggregate principal amount of 7.500% Notes due 2017 (the 2017 Notes)

$160.2 million aggregate principal amount of 5.750% Notes due 2016 (the 2016 Notes)

$91.9 million aggregate principal amount of 6.420% Notes due 2014 (the 2014 Notes)

$61.8 million aggregate principal amount of 6.875% Notes due 2012 (the 2012 Notes)

$128.9 million aggregate principal amount of 4.625% Notes due 2011 (the 2011 Exchangeable Notes)

$426.6 million in mortgage loans payable, in the aggregate, due between March 2011 and October 2020 on certain of our mortgage loans payable.

a $400.0 million Unsecured Credit Facility under which we may borrow to finance the acquisition of additional properties and for other corporate purposes, including working capital.

The Unsecured Credit Facility provides for a $200.0 million term loan and a $200.0 million revolving line of credit. The term borrowing requires quarterly principal pay-downs of $10.0 million beginning March 30, 2012 until maturity on September 28, 2012. The revolving borrowings provide for the repayment of principal in a lump-sum or balloon payment at maturity on September 28, 2012. As of December 31, 2010, $376.2 million was outstanding under the

Unsecured Credit Facility at a weighted average interest rate of 3.376%.

Our ability to make required payments of principal on outstanding indebtedness, whether at maturity or otherwise, may depend on our ability either to refinance the applicable indebtedness or to sell properties. We have no commitments to refinance the 2011 Exchangeable Notes, the 2012 Notes, the 2014 Notes, the 2016 Notes, the 2017 Notes, the 2017 II Notes, the 2027 Notes, the 2028 Notes, the 2032 Notes, the Unsecured Credit Facility or the mortgage loans (see Subsequent Events). Our existing mortgage loan obligations are secured by our properties and therefore such obligations will permit the lender to foreclose on those properties in the event of a default.

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There is no limitation on debt in the Company s organizational documents.

As of December 31, 2010, our ratio of debt to our total market capitalization was 65.3%. We compute that percentage by calculating our total consolidated debt as a percentage of the aggregate market value of all outstanding shares of our common stock, assuming the exchange of all limited partnership units of the Operating Partnership for common stock, plus the aggregate stated value of all outstanding shares of preferred stock and total consolidated debt. Our organizational documents do not contain any limitation on the amount or percentage of indebtedness we may incur. Accordingly, we could become more highly leveraged, resulting in an increase in debt service that could adversely affect our ability to make expected distributions to stockholders and in an increased risk of default on our obligations.

Rising interest rates on the Company s Unsecured Credit Facility could decrease the Company s available cash.

Our Unsecured Credit Facility bears interest at a floating rate. As of December 31, 2010, our Unsecured Credit Facility had an outstanding balance of $376.2 million at a weighted average interest rate of 3.376%. Our Unsecured Credit Facility presently bears interest at LIBOR plus 325 basis points or at a base rate plus 225 basis points, at our election for the $200.0 million term borrowing, and for the $200.0 million revolving borrowings, at LIBOR plus 275 basis points or at a base rate plus 175 basis points, at our election. Based on the outstanding balance on our Unsecured Credit Facility as of December 31, 2010, a 10% increase in interest rates would increase interest expense by $1.3 million on an annual basis. Increases in the interest rate payable on balances outstanding under our Unsecured Credit Facility would decrease our cash available for distribution to stockholders.

The Company s mortgages may impact the Company s ability to sell encumbered properties on advantageous terms or at all.

As part of our plan to enhance liquidity and pay down our debt, we have originated numerous mortgage financings and we are in active discussions with various lenders regarding the origination of additional mortgage financings. Certain of our mortgages contain, and it is anticipated that some future mortgages will contain, substantial prepayment premiums which we would have to pay upon the sale of a property, thereby reducing the net proceeds to us from the sale of any such property. As a result, our willingness to sell certain properties and the price at which we may desire to sell a property may be impacted by the terms of any mortgage financing encumbering a property. If we are unable to sell properties on favorable terms or redeploy the proceeds of property sales in accordance with our business strategy, then our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock could be adversely affected.

Adverse market and economic conditions could cause us to recognize additional impairment charges.

We regularly review our real estate assets for impairment indicators, such as a decline in a property s occupancy rate. If we determine that indicators of impairment are present, we review the properties affected by these indicators to determine whether an impairment charge is required. We use considerable judgment in making determinations about impairments, from analyzing whether there are indicators of impairment to the assumptions used in calculating the fair value of the investment. Accordingly, our subjective estimates and evaluations may not be accurate, and such estimates and evaluations are subject to change or revision.

Ongoing adverse market and economic conditions and market volatility will likely continue to make it difficult to value the real estate assets owned by us as well as the value of our interests in unconsolidated joint ventures. There may be significant uncertainty in the valuation, or in the stability of the cash flows, discount rates and other factors related to such assets due to the adverse market and economic conditions that could result in a substantial decrease in their value. We may be required to recognize additional asset impairment charges in the future, which could materially and adversely affect our business, financial condition and results of operations.

Earnings and cash dividends, asset value and market interest rates affect the price of the Company s common stock.

As a REIT, the market value of our common stock, in general, is based primarily upon the market s perception of our growth potential and our current and potential future earnings and cash dividends. The market value of our common stock is based secondarily upon the market value of our underlying real estate assets. For this reason, shares of our common stock may trade at prices that are higher or lower than our net asset value per share. To the extent that we retain operating cash flow for investment purposes, working capital reserves, or other purposes, these retained funds, while increasing the value of our underlying assets, may not correspondingly increase the market price of our common stock. Our failure to meet the market s expectations with regard to future earnings and cash dividends likely would adversely affect the market price of our common stock. Further, the distribution yield on the common stock (as a percentage of the price of the common stock) relative to market interest rates may also influence the price of our common stock. An increase in market interest rates might lead prospective purchasers of our common stock to expect a higher distribution yield, which would adversely affect the market price of our common stock.

The Company may incur unanticipated costs and liabilities due to environmental problems.

Under various federal, state and local laws, ordinances and regulations, an owner or operator of real estate may be liable for the costs of clean-up of certain conditions relating to the presence of hazardous or toxic materials on, in or emanating from a property, and any related damages to natural resources. Environmental laws often impose liability without regard to whether the owner or operator knew of, or was responsible for, the presence of hazardous or toxic materials. The presence of such materials, or the failure to address those conditions properly, may adversely affect the ability to rent or sell the property or to borrow using the property as collateral. Persons who dispose of or arrange for the disposal or treatment of hazardous or toxic materials may also be liable for the costs of clean-up of such materials, or for related natural resource damages, at or from an off-site disposal or treatment facility, whether or not the facility is owned or operated by those persons. No assurance can be given that existing environmental assessments with respect to any of our properties reveal all environmental liabilities, that any prior owner or operator of any of the properties did not create any material environmental condition not known to us or that a material environmental condition does not otherwise exist as to any of our properties. In addition, changes to existing environmental regulation to address, among other things, climate change, could increase the scope of our potential liabilities.

The Company s insurance coverage does not include all potential losses.

We currently carry comprehensive insurance coverage including property, boiler & machinery, liability, fire, flood, terrorism, earthquake, extended coverage and rental loss as appropriate for the markets where each of our properties and their business operations are located. The insurance coverage contains policy specifications and insured limits customarily carried for similar properties and business activities. We believe our properties are adequately insured. However, there are certain losses, including losses from earthquakes, hurricanes, floods, pollution, acts of war, acts of terrorism or riots, that are not generally insured against or that are not generally fully insured against because it is not deemed to be economically feasible or prudent to do so. If an uninsured loss or a loss in excess of insured limits occurs with respect to one or more of our properties, we could experience a significant loss of capital invested and potential revenues from these properties, and could potentially remain obligated under any recourse debt associated with the property.

The Company is subject to risks and liabilities in connection with its investments in properties through Joint Ventures.

As of December 31, 2010, the 2003 Net Lease Joint Venture owned approximately 4.9 million square feet of properties. Our net investment in this Joint Venture was $2.5 million at December 31, 2010. Our organizational documents do not limit the amount of available funds that we may invest in Joint Ventures and

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we intend to continue to develop and acquire properties through Joint Ventures with other persons or entities when warranted by the circumstances. Joint venture investments, in general, involve certain risks, including:

joint venturers may share certain approval rights over major decisions;

joint venturers might fail to fund their share of any required capital commitments;

joint venturers might have economic or other business interests or goals that are inconsistent with our business interests or goals that would affect our ability to operate the property;

joint venturers may have the power to act contrary to our instructions, requests, policies or objectives, including our current policy with respect to maintaining our qualification as a real estate investment trust;

the joint venture agreements often restrict the transfer of a member s or joint venturer s interest or buy-sell or may otherwise restrict our ability to sell the interest when we desire or on advantageous terms;

disputes between us and our joint venturers may result in litigation or arbitration that would increase our expenses and prevent our officers and directors from focusing their time and effort on our business and subject the properties owned by the applicable joint venture to additional risk; and

we may in certain circumstances be liable for the actions of our joint venturers.

The occurrence of one or more of the events described above could adversely affect our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock.

In addition, joint venture investments in real estate involve all of the risks related to the ownership, acquisition, development, sale and financing of real estate discussed in the risk factors above. To the extent our investments in Joint Ventures are adversely affected by such risks our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock could be adversely affected.

We are subject to risks associated with our international operations.

As of December 31, 2010, we owned three industrial properties and several land parcels located in Canada. Our international operations will be subject to risks inherent in doing business abroad, including:

exposure to the economic fluctuations in the locations in which we invest;

difficulties and costs associated with complying with a wide variety of complex laws, treaties and regulations;

revisions in tax treaties or other laws and regulations, including those governing the taxation of our international revenues;

obstacles to the repatriation of earnings and funds;

currency exchange rate fluctuations between the United States dollar and foreign currencies;

restrictions on the transfer of funds; and

national, regional and local political uncertainty.

When we acquire properties located outside of the United States, we may face risks associated with a lack of market knowledge or understanding of the local economy, forging new business relationships in the area and unfamiliarity with local government and permitting procedures. We work to mitigate such risks through extensive diligence and research and associations with experienced partners; however, there can be no guarantee that all such risks will be eliminated.

Adverse changes in our credit ratings could negatively affect our liquidity and business operations.

The credit ratings of the Operating Partnership s senior unsecured notes and the Company s preferred stock are based on the Company s operating performance, liquidity and leverage ratios, overall financial position and other factors employed by the credit rating agencies in their rating analyses. Our credit ratings can affect the availability, terms and pricing of any indebtedness that we may incur going forward. There can be no assurance that we will be able to maintain any credit rating, and in the event any credit rating is downgraded, we could incur higher borrowing costs or be unable to access certain capital markets at all.

Item 1B. ***Unresolved SEC Comments***

None.

Item 2. ***Properties***

General

At December 31, 2010, we owned 774 in-service industrial properties containing an aggregate of approximately 68.6 million square feet of GLA in 28 states and one province in Canada, with a diverse base of approximately 2,000 tenants engaged in a wide variety of businesses, including manufacturing, retail, wholesale trade, distribution and professional services. The average annual rental per square foot on a portfolio basis, calculated at December 31, 2010, was $4.34. The properties are generally located in business parks that have convenient access to interstate highways and/or rail and air transportation. The weighted average age of the properties as of December 31, 2010 was approximately 20 years. We maintain insurance on our properties that we believe is adequate.

We classify our 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, we use what we believe is the most dominant characteristic to categorize the property.

The following describes, generally, the different industrial categories:

Light industrial properties are of less than 100,000 square feet, have a ceiling height of 16-21 feet, are comprised of 5%-50% of office space, contain less than 50% of manufacturing space and have a land use ratio of 4:1. The land use ratio is the ratio of the total property area to the area occupied by the building.

R&D/flex buildings are of less than 100,000 square feet, have a ceiling height of less than 16 feet, are comprised of 50% or more of office space, contain less than 25% of manufacturing space and have a land use ratio of 4:1.

Bulk warehouse buildings are of more than 100,000 square feet, have a ceiling height of at least 22 feet, are comprised of 5%-15% of office space, contain less than 25% of manufacturing space and have a land use ratio of 2:1.

Regional warehouses are of less than 100,000 square feet, have a ceiling height of at least 22 feet, are comprised of 5%-15% of office space, contain less than 25% of manufacturing space and have a land use ratio of 2:1.

Manufacturing properties are a diverse category of buildings that have a ceiling height of 10-18 feet, are comprised of 5%-15% of office space, contain at least 50% of manufacturing space and have a land use ratio of

4:1.

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Each of the properties is wholly owned by us or our consolidated subsidiaries. The following tables summarize certain information as of December 31, 2010, with respect to our in-service properties.

In-Service Property Summary Totals

	Light Industrial		R&D/Flex		Bulk Warehouse		Regional Warehouse		Manufacturing	
tropolitan Area	GLA	Number of Properties	GLA	Number of Properties	GLA	Number of Properties	GLA	Number of Properties	GLA	Num o Prope
anta, GA	666,544	11	206,826	5	3,742,667	14	386,207	5	662,000	
timore, MD	768,536	13	198,230	6	683,135	4			171,000	
tral PA	1,134,145	9			3,151,350	6	117,599	3		
cago, IL	1,009,429	16	248,090	4	2,729,716	15	172,851	4	421,000	
cinnati, OH	893,839	10			1,103,830	4	130,870	2		
veland, OH					1,317,799	7				
umbus, OH	217,612	2			2,666,547	8	98,800	1		
las, TX	2,201,172	40	511,075	19	2,250,000	17	626,873	9	128,478	
ver, CO	1,276,308	23	1,053,097	24	400,498	3	343,516	5		
roit, MI	2,409,456	85	464,026	15	630,780	6	759,851	18	116,250	
ston, TX	337,547	7	132,997	6	2,041,527	12	446,318	6		
anapolis, IN	860,781	17	25,000	2	2,590,469	10	222,710	5	71,600	
nd Empire, CA	66,934	1			759,495	3				
Angeles, CA	544,033	13	184,064	2	749,008	5	281,921	4		
mi, FL	88,820	1			142,804	1	281,626	6		
waukee, WI	431,508	9	93,705	2	1,726,929	7	90,089	1		
neapolis/St. l, MN	1,277,519	14	172,862	2	2,250,076	11	323,805	4	355,056	
New Jersey	659,849	11	289,967	6	329,593	2				
hville, TN	205,205	3			1,715,773	6			109,058	
adelphia, PA	145,282	4	36,802	2	799,287	3	71,912	2	178,000	
enix, AZ	38,560	1			710,403	5	354,327	5		
New Jersey	627,680	5			281,100	2	158,867	2		
Lake City, UT	706,201	35	146,937	6	279,179	1				
Diego, CA	213,446	8					108,701	3		
ttle, WA					258,126	2	132,195	2		
Louis, MO	823,655	11			1,613,095	6				
npa, FL	234,679	7	689,782	27	209,500	1				
onto, ON	57,540	1			559,773	2				
er(a)	696,547	8	40,000	1	1,951,456	10	88,000	1	425,017	
al	18,592,827	365	4,493,460	129	37,643,915	173	5,197,038	88	2,637,459	

(a)

Properties are located in Abilene, TX, Wichita, KS, Grand Rapids, MI, Des Moines, IA, Austin, TX, Orlando, FL, Horn Lake, MS, Shreveport, LA, Kansas City, MO, San Antonio, TX, Birmingham, AL, Omaha, NE, Jefferson County, KY, Greenville, KY, Sumner, IA, and Winchester, VA.

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In-Service Property Summary Totals

Metropolitan Area	GLA	Totals: Number of Properties	Totals: Average Occupancy at 12/31/10	Totals: GLA as a % of Total Portfolio	Encumbrances at 12/31/10 ($ in 000s)(b)
Atlanta, GA	5,664,244	38	73%	8.3%	$ 30,987
Baltimore, MD	1,820,901	24	85%	2.6%	7,880
Central PA	4,403,094	18	84%	6.4%	13,758
Chicago, IL	4,581,086	41	86%	6.7%	37,537
Cincinnati, OH	2,128,539	16	80%	3.1%	6,652
Cleveland, OH	1,317,799	7	99%	1.9%	12,030
Columbus, OH	2,982,959	11	81%	4.3%	
Dallas, TX	5,717,598	86	82%	8.3%	32,058
Denver, CO	3,073,419	55	80%	4.5%	30,119
Detroit, MI	4,380,363	125	92%	6.4%	
Houston, TX	2,958,389	31	94%	4.3%	25,291
Indianapolis, IN	3,770,560	36	90%	5.5%	8,131
Inland Empire, CA	826,429	4	61%	1.2%	
Los Angeles, CA	1,759,026	24	77%	2.6%	37,695
Miami, FL	513,250	8	51%	0.7%	
Milwaukee, WI	2,342,231	19	88%	3.4%	34,401
Minneapolis/St. Paul, MN	4,379,318	35	85%	6.4%	53,224
N. New Jersey	1,279,409	19	85%	1.9%	25,791
Nashville, TN	2,030,036	10	96%	3.0%	8,543
Philadelphia, PA	1,231,283	13	97%	1.8%	5,229
Phoenix, AZ	1,103,290	11	77%	1.6%	14,313
S. New Jersey	1,067,647	9	88%	1.6%	11,079
Salt Lake City, UT	1,132,317	42	93%	1.6%	10,560
San Diego, CA	322,147	11	90%	0.5%	9,754
Seattle, WA	390,321	4	83%	0.6%	6,022
St. Louis, MO	2,436,750	17	93%	3.5%	36,569
Tampa, FL	1,133,961	35	77%	1.7%	9,708
Toronto, ON	617,313	3	100%	0.9%	
Other(a)	3,201,020	22	92%	4.7%	19,068
Total or Average	68,564,699	774	85%	100%	$ 486,399

(a) Properties are located in Abilene, TX, Wichita, KS, Grand Rapids, MI, Des Moines, IA, Austin, TX, Orlando, FL, Horn Lake, MS, Shreveport, LA, Kansas City, MO, San Antonio, TX, Birmingham, AL, Omaha, NE, Jefferson County, KY, Greenville, KY, Sumner, IA, and Winchester, VA.

(b) Certain properties are pledged as collateral under our secured financings at December 31, 2010 (see Note 6 to the Consolidated Financial Statements). For purposes of this table, the total principal balance of a secured financing that is collateralized by a pool of properties is allocated among the properties in the pool based on each property s investment balance. In addition to the amounts included in the table, we also have $0.7 million of indebtedness which is secured by a letter of credit.

Property Acquisition Activity

During 2010, we acquired three industrial properties for an aggregate purchase price of approximately $22.4 million. The acquired industrial properties have the following characteristics:

Metropolitan Area	Number of Properties	GLA	Property Type	Occupancy at 12/31/10
Houston, TX	1	48,140	Light Industrial	100%
Minneapolis/St. Paul, MN	1	285,000	Bulk Warehouse	100%
Seattle, WA	1	157,515	Bulk Warehouse	100%
Total	3	490,655		

Property Sales

During 2010, we sold 13 industrial properties totaling approximately 1.1 million square feet of GLA and several land parcels. Total gross sales proceeds approximated $71.0 million. The 13 industrial properties sold have the following characteristics:

Metropolitan Area	Number of Properties	GLA	Property Type
Atlanta, GA	1	185,950	Manufacturing
Baltimore, MD	1	80,000	Light Industrial
Cleveland, OH	1	64,000	Light Industrial
Dallas, TX	3	370,933	Lt. Industrial/Bulk/Regional Warehouse
Detroit, MI	2	62,771	Lt. Industrial/R&D/Flex
Indianapolis, IN	1	13,200	R&D/Flex
Inland Empire, CA	1	47,075	Bulk Warehouse
Minneapolis, MN	1	132,000	Bulk Warehouse
Philadelphia, PA	1	20,800	Light Industrial
St. Louis, MO	1	115,200	Bulk Warehouse
Total	13	1,091,929	

Property Acquisitions and Sales Subsequent to Year End

From January 1, 2011 to February 23, 2011, we sold five industrial properties comprising approximately 0.3 million square feet of GLA. Gross proceeds from the sale of the five industrial properties were approximately $7.7 million. There were no industrial properties acquired during this period.

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Tenant and Lease Information

We have a diverse base of approximately 2,000 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 six years and provide for periodic rent 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, 2010, approximately 85% of the GLA of our in-service properties was leased, and no single tenant or group of related tenants accounted for more than 2.4% of our rent revenues, nor did any single tenant or group of related tenants occupy more than 2.0% of the total GLA of our in-service properties as of December 31, 2010.

Lease Expirations (1)

The following table shows scheduled lease expirations for all leases for our in-service properties as of December 31, 2010.

Year of Expiration	Number of Leases Expiring	GLA Expiring(2)	Percentage of GLA Expiring(2)	Annual Base Rent Under Expiring Leases(3) (In thousands)	Percentage of Total Annual Base Rent Expiring(3)
2011	498	8,995,672	16%	$ 42,267	17%
2012	426	10,435,488	18%	47,619	19%
2013	399	8,971,622	16%	40,661	16%
2014	220	7,405,595	13%	30,942	12%
2015	199	5,701,977	10%	23,803	10%
2016	110	4,917,797	9%	18,431	7%
2017	45	2,466,281	4%	11,164	4%
2018	28	1,786,771	3%	7,870	3%
2019	17	1,194,883	2%	6,568	3%
2020	19	2,561,747	4%	8,490	4%
Thereafter	26	3,144,325	5%	12,014	5%
Total	1,987	57,582,158	100%	$ 249,829	100%

(1) Includes leases that expire on or after January 1, 2011 and assumes tenants do not exercise existing renewal, termination or purchase options.

(2) Does not include existing vacancies of 10,982,541 aggregate square feet.

(3) Annualized base rent is calculated as monthly base rent (cash basis) per the terms of the lease, as of December 31, 2010, multiplied by 12. If free rent is granted, then the first positive rent value is used. Leases denominated in foreign currencies are translated using the currency exchange rate at December 31, 2010.

Item 3. ***Legal Proceedings***

We are 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. ***Reserved***

None.

PART II

Item 5. ***Market for Registrant s Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities***

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 our common stock, which trades on the New York Stock Exchange under the trading symbol FR.

Quarter Ended	High	Low	Distribution Declared
December 31, 2010	$ 8.78	$ 4.99	$ 0.0000
September 30, 2010	$ 5.37	$ 3.76	$ 0.0000
June 30, 2010	$ 9.01	$ 4.82	$ 0.0000
March 31, 2010	$ 8.29	$ 4.77	$ 0.0000
December 31, 2009	$ 5.95	$ 4.06	$ 0.0000
September 30, 2009	$ 6.79	$ 3.68	$ 0.0000
June 30, 2009	$ 6.30	$ 2.40	$ 0.0000
March 31, 2009	$ 7.42	$ 1.91	$ 0.0000

We had 611 common stockholders of record registered with our transfer agent as of February 23, 2011.

We have estimated that, for federal income tax purposes, approximately 5.25% of our 2010 preferred stock distributions were classified as ordinary dividend income to our shareholders, 9.47% qualified as capital gain income, and 85.28% represented a return of capital (nondividend distribution).

In order to comply with the REIT requirements of the Code, we are generally required to make common share distributions and preferred share distributions (other than capital gain distributions) to our shareholders in amounts that together at least equal i) the sum of a) 90% of our REIT taxable income computed without regard to the dividends paid deduction and net capital gains and b) 90% of net income (after tax), if any, from foreclosure property, minus ii) certain excess non-cash income. An IRS revenue procedure allows us to treat a stock distribution to our shareholders in 2010 under a stock-or-cash election that meets specified conditions, including a minimum 10% cash distribution component, as a distribution qualifying for the dividends paid deduction.

Our common share distribution policy is determined by our board of directors and is dependent on multiple factors, including cash flow and capital expenditure requirements, as well as ensuring that we meet the minimum distribution requirements set forth in the Code. We met the minimum distribution requirements with the preferred distributions made with respect to 2010. For 2011, we intend to meet our minimum distribution requirements. We plan to retain capital by distributing the minimum amount of common stock dividends required to maintain our REIT status. We did not pay a common stock dividend in 2010 and may not pay dividends in 2011 depending on our taxable income. If, to maintain our REIT status, we are required to pay common stock dividends with respect to 2011, we may elect to do so by distributing a combination of cash and common shares.

During 2010, the Operating Partnership did not issue any Units.

Subject to lock-up periods and certain adjustments, Units of the Operating Partnership are redeemable for common stock of the Company on a one-for-one basis or cash at the option of the Company.

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Equity Compensation Plans

The following table sets forth information regarding our equity compensation plans.

Plan Category	Number of Securities to be Issued Upon Exercise of Outstanding Options, Warrants and Rights	Weighted-Average Exercise Price of Outstanding Options, Warrants and Rights	Number of Securities Remaining Available for Further Issuance Under Equity Compensation Plans
Equity Compensation Plans Approved by Security Holders			769,096
Equity Compensation Plans Not Approved by Security Holders(1)	98,701	$ 32.34	204,073
Total	98,701	$ 32.34	973,169

(1) See Note 13 of the Notes to Consolidated Financial Statements.

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Performance Graph

The following graph provides a comparison of the cumulative total stockholder return among the Company, the FTSE NAREIT Equity REIT Total Return Index (the NAREIT Index) and the Standard & Poor s 500 Index (S&P 500). The comparison is for the periods from December 31, 2005 to December 31, 2010 and assumes the reinvestment of any dividends. The closing price for our Common Stock quoted on the NYSE at the close of business on December 31, 2005 was $38.50 per share. The NAREIT Index includes REITs with 75% or more of their gross invested book value of assets invested directly or indirectly in the equity ownership of real estate. Upon written request, we will provide stockholders with a list of the REITs included in the NAREIT Index. The historical information set forth below is not necessarily indicative of future performance. The following graph was prepared at our request by Research Data Group, Inc., San Francisco, California.

COMPARISON OF 5 YEAR CUMULATIVE TOTAL RETURN*
Among First Industrial Realty Trust, Inc., The S&P 500 Index
And The FTSE NAREIT Equity REITs Index

* $100 invested on 12/31/05 in stock or index, including reinvestment of dividends.

Fiscal year ending December 31.

	12/05	12/06	12/07	12/08	12/09	12/10
FIRST INDUSTRIAL REALTY TRUST, INC.	$ 100.00	$ 130.08	$ 103.12	$ 25.06	$ 17.36	$ 29.07
S&P 500	100.00	115.80	122.16	76.96	97.33	111.99
FTSE NAREIT Equity REITs	100.00	135.06	113.87	70.91	90.76	116.12

* The information provided in this performance graph shall not be deemed to be soliciting material, to be filed or to be incorporated by reference into any filing under the Securities Act of 1933 or the Securities Exchange Act of 1934 unless specifically treated as such.

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Item 6. *Selected Financial Data*

The following sets forth selected financial and operating data for the Company on a historical consolidated basis. The following data should be read in conjunction with the Consolidated 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 historical statements of operations for the years ended December 31, 2010, 2009, 2008, 2007 and 2006 include the results of operations of the Company as derived from our audited financial statements, adjusted for discontinued operations. The results of operations of properties sold are presented in discontinued operations if they met both of the following criteria: (a) the operations and cash flows of the property have been (or will be) eliminated from the ongoing operations of the Company as a result of the disposition and (b) we will not have any significant involvement in the operations of the property after the disposal transaction. The historical balance sheet data and other data as of December 31, 2010, 2009, 2008, 2007 and 2006 include the balances of the Company as derived from our audited financial statements.

	Year Ended 12/31/10	Year Ended 12/31/09	Year Ended 12/31/08	Year Ended 12/31/07	Year Ended 12/31/06
	(In thousands, except per share and property data)				
Statement of Operations Data:					
Total Revenues	$ 288,541	$ 351,838	$ 443,751	$ 303,588	$ 238,635
Loss from Continuing Operations	(84,382)	(21,902)	(148,917)	(89,005)	(97,120)
Loss from Continuing Operations Available to First Industrial Realty Trust, Inc s Common Stockholders and Participating Securities	(95,475)	(37,008)	(140,383)	(92,582)	(100,318)
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders and Participating Securities	$ (222,498)	$ (13,783)	$ 20,169	$ 130,368	$ 89,651
Basic and Diluted Earnings Per Weighted Average Common Share Outstanding:					
Loss from Continuing Operations Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (1.52)	$ (0.76)	$ (3.25)	$ (2.10)	$ (2.28)
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (3.53)	$ (0.28)	$ 0.41	$ 2.90	$ 1.99
Distributions Per Share	$ 0.00	$ 0.00	$ 2.41	$ 2.85	$ 2.81
Basic and Diluted Weighted Average Number of Common Shares Outstanding	62,953	48,695	43,193	44,086	44,012

Balance Sheet Data (End of Period):					
Real Estate, Before Accumulated Depreciation	$ 2,618,767	$ 3,319,764	$ 3,385,597	$ 3,326,268	$ 3,219,728
Total Assets	2,750,054	3,204,586	3,223,501	3,257,888	3,224,215
Indebtedness (Inclusive of Indebtedness Held for Sale)	1,742,776	1,998,332	2,032,635	1,940,747	1,827,155
Total Equity	892,144	1,074,247	990,716	1,080,056	1,182,845
Other Data:					
Cash Flow From Operating Activities	$ 83,189	$ 142,179	$ 71,185	$ 92,989	$ 59,551
Cash Flow From Investing Activities	(9,923)	4,777	6,274	126,909	129,147
Cash Flow From Financing Activities	(230,383)	32,724	(79,754)	(230,276)	(180,800)

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 Data and the Consolidated Financial Statements and Notes thereto appearing elsewhere in this Form 10-K.

In addition, the following discussion contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, and Section 21E of the Exchange Act. We intend 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 are 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, seek, target, potential, focus, may, should or similar expressions. Our ability to predic actual effect of future plans or strategies is inherently uncertain. Factors which could have a materially adverse effect on our operations and future prospects include, but are not limited to: changes in national, international, regional and local economic conditions generally and real estate markets specifically; changes in legislation/regulation (including changes to laws governing the taxation of REITs) and actions of regulatory authorities (including the IRS); our ability to qualify and maintain our status as a REIT; the availability and attractiveness of financing (including both public and private capital) to us and to our potential counterparties; the availability and attractiveness of terms

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of additional debt repurchases; interest rates; our credit agency ratings; our ability to comply with applicable financial covenants; competition; changes in supply and demand for industrial properties (including land, the supply and demand for which is inherently more volatile than other types of industrial property) in the Company s current and proposed market areas; difficulties in consummating acquisitions and dispositions; risks related to our investments in properties through joint ventures; environmental liabilities; slippages in development or lease-up schedules; tenant creditworthiness; higher-than-expected costs; changes in asset valuations and related impairment charges; changes in general accounting principles, policies and guidelines applicable to real estate investment trusts; international business risks and those additional factors described under the heading Risk Factors and in our other filings with the SEC. We caution you not to place undue reliance on forward looking statements, which reflect our analysis only and speak only as of the date of this report or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements.

The Company was organized in the state of Maryland on August 10, 1993. We are a REIT, as defined in the Code. We began operations on July 1, 1994. Our interests in our properties and land parcels are held through partnerships, corporations, and limited liability companies controlled, directly or indirectly, by us, including First Industrial, L.P. (the Operating Partnership), of which we are the sole general partner, and through the old TRS prior to September 1, 2009, and FI LLC, the new TRS and FRIP subsequent to September 1, 2009. We also conduct operations through other partnerships, corporations, and limited liability companies, the operating data of which, together with that of the Operating Partnership, FI LLC, FRIP and the TRSs, are consolidated with that of the Company, as presented herein.

We also own noncontrolling equity interests in, and provide services to, two joint ventures (the 2003 Net Lease Joint Venture and the 2007 Europe Joint Venture). During 2010, we provided various services to, and ultimately disposed of our equity interests in, five joint ventures (the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Net Lease Co-Investment Program, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture). The Joint Ventures are accounted for under the equity method of accounting. Accordingly, the operating data of our Joint Ventures is not consolidated with that of the Company as presented herein. On May 25, 2010, we sold our interest in the 2006 Net Lease Co-Investment Program to our joint venture partner. On August 5, 2010, we sold our interests in the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner. The 2007 Europe Joint Venture does not own any properties. See Note 5 to the Consolidated Financial Statements for more information on the Joint Ventures.

We believe our financial condition and results of operations are, primarily, a function of our performance in four key areas: leasing of industrial properties, acquisition and development of additional industrial properties, disposition of industrial properties and debt reduction and access to external capital.

We generate revenue primarily from rental income and tenant recoveries from long-term (generally three to six years) operating leases of our industrial properties. Such revenue is offset by certain property specific operating expenses, such as real estate taxes, repairs and maintenance, property management, utilities and insurance expenses, along with certain other costs and expenses, such as depreciation and amortization costs and general and administrative and interest expenses. Our revenue growth is dependent, in part, on our ability to (i) increase rental income, through increasing either or both occupancy rates and rental rates at our properties, (ii) maximize tenant recoveries and (iii) minimize operating and certain other expenses. Revenues generated from rental income and tenant recoveries are a significant source of funds, in addition to income generated from gains/losses on the sale of our properties (as discussed below), for our liquidity. The leasing of property, in general, and occupancy rates, rental rates, operating expenses and certain non-operating expenses, in particular, are impacted, variously, by property specific, market specific, general economic and other conditions, many of which are beyond our control. The leasing of property also entails various risks, including the risk of tenant default. If we were unable to maintain or increase occupancy rates and rental rates at our properties or to maintain tenant recoveries and operating and certain other expenses consistent with historical levels and proportions, our revenue would decline. Further, if a significant number of our tenants were unable to pay rent (including tenant recoveries) or if we were unable to rent our properties on favorable terms, our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock would be adversely affected.

Our revenue growth is also dependent, in part, on our ability to acquire existing, and acquire and develop new, additional industrial properties on favorable terms. The Company seeks to identify opportunities to acquire existing industrial properties on favorable terms, and, when conditions permit, also seeks to identify opportunities to acquire and develop new industrial properties on favorable terms. Existing properties, as they are acquired, and acquired and developed properties, as they are leased, generate revenue from rental income, tenant recoveries and fees, income from which, as discussed above, is a source of funds for our distributions. The acquisition and development of properties is impacted, variously, by property specific, market specific, general economic and other conditions, many of which are beyond our control. The acquisition and development of properties also entails various risks, including the risk that our investments may not perform as expected. For example, acquired existing and acquired and developed new properties may not sustain and/or achieve anticipated occupancy and rental rate levels. With respect to acquired and developed new properties, we may not be able to complete construction on schedule or within budget, resulting in increased debt service expense and construction costs and delays in leasing the properties. Also, we face significant competition for attractive acquisition and development opportunities from other well-capitalized real estate investors, including both publicly-traded REITs and private investors. Further, as discussed below, we may not be able to finance the acquisition and development opportunities we identify. If we were unable to acquire and develop sufficient additional properties on favorable terms, or if such investments did not perform as expected, our revenue growth would be limited and our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock would be adversely affected.

We also generate income from the sale of our properties (including existing buildings, buildings which we have developed or re-developed on a merchant basis and land). The gain/loss on, and fees from, the sale of such properties are included in our income and can be a significant source of funds, in addition to revenues generated from rental income and tenant recoveries, for our operations. Currently, a significant portion of our proceeds from sales are being used to repay outstanding debt. Market conditions permitting, however, a significant portion of our proceeds from such sales may be used to fund the acquisition of existing, and the acquisition and development of new, industrial properties. The sale of properties is impacted, variously, by property specific, market specific, general economic and other conditions, many of which are beyond our control. The sale of properties also entails various risks, including competition from other sellers and the availability of attractive financing for potential buyers of our properties. Further, our ability to sell properties is limited by safe harbor rules applying to REITs under the Code which relate to the number of properties that may be disposed of in a year, their tax bases and the cost of improvements made to the properties, along with other tests which enable a REIT to avoid punitive taxation on the sale of assets. If we were unable to sell properties on favorable terms, our income growth would be limited and our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock would be adversely affected.

We utilize a portion of the net sales proceeds from property sales, borrowings under our Unsecured Credit Facility, and proceeds from the issuance, when and as warranted, of additional debt and equity securities to refinance debt and finance future acquisitions and developments. Access to external capital on favorable terms plays a key role in our financial condition and results of operations, as it impacts our cost of capital and our ability and cost to refinance existing indebtedness as it matures and to fund acquisitions and developments or through the issuance, when and as warranted, of additional equity securities. Our ability to access external capital on favorable terms is dependent on various factors, including general market conditions, interest rates, credit ratings on our capital stock and debt, the market s perception of our growth potential, our current and potential future earnings and cash distributions and the market price of our capital stock. If we were unable to access external capital on favorable terms, our financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, our common stock would be adversely affected.

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CRITICAL ACCOUNTING POLICIES

Our significant accounting policies are described in more detail in Note 3 to the Consolidated Financial Statements. We believe the following critical accounting policies relate to the more significant judgments and estimates used in the preparation of our consolidated financial statements.

We maintain an allowance for doubtful accounts which is based on estimates of potential losses which could result from the inability of our tenants to satisfy outstanding billings with us. The allowance for doubtful accounts is an estimate based on our assessment of the creditworthiness of our tenants.

We review our properties on a periodic basis for possible impairment and provide a provision if impairments are determined. We utilize the guidelines established under the Financial Accounting Standards Board s (the FASB) guidance for accounting for the impairment of long lived assets to determine if impairment conditions exist. We review the expected undiscounted cash flows of each property to determine if there are any indications of impairment. If the expected undiscounted cash flows of a particular property are less than the net book basis of the property, we will recognize an impairment charge equal to the amount of carrying value of the property that exceeds the fair value of the property. Fair value is determined by discounting the future expected cash flows of the property. The preparation of the undiscounted cash flows and the calculation of fair value involve subjective assumptions such as estimated occupancy, rental rates, ultimate residual value and hold period. The discount rate used to present value the cash flows for determining fair value is also subjective.

Properties are classified as held for sale when all criteria within the FASB s guidance relating to the disposal of long lived assets are met for such properties. When properties are classified as held for sale, we cease depreciating the properties and estimate the values of such properties and measure them at the lower of depreciated cost or fair value, less costs to dispose. If circumstances arise that were previously considered unlikely, and, as a result, we decide not to sell a property previously classified as held for sale, we will reclassify such property as held and used. We estimate the value of such property and measure it at the lower of its carrying amount (adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used) or fair value at the date of the subsequent decision not to sell. Fair value is determined by deducting from the estimated sales price of the property the estimated costs to close the sale.

We analyze our investments in Joint Ventures to determine whether the joint ventures should be accounted for under the equity method of accounting or consolidated into our financial statements based on standards set forth under the FASB s guidance relating to the consolidation of variable interest entities. Based on the guidance set forth in these pronouncements, we do not consolidate any of our joint venture investments because either the joint venture has been determined to be a variable interest entity but we are not the primary beneficiary or the joint venture has been determined not to be a variable interest entity and we lack control of the joint venture. Our assessment of whether we are the primary beneficiary of a variable interest entity involves the consideration of various factors including the form of our ownership interest, our representation on the entity s governing body, the size of our investment and future cash flows of the entity.

On a periodic basis, we assess whether there are any indicators that the value of our investments in Joint Ventures may be impaired. An investment is impaired only if our estimate of the value of the investment is less than the carrying value of the investment, and such decline in value is deemed to be other than temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the fair value of the investment. Our estimates of fair value for each investment are based on a number of subjective assumptions that are subject to economic and market uncertainties including, among others, demand for space, market rental rates and operating costs, the discount rate used to value the cash flows of the properties and the discount rate used to value the Joint Ventures debt.

We capitalize (direct and certain indirect) costs incurred in developing, renovating, acquiring and rehabilitating real estate assets as part of the investment basis. Costs incurred in making certain other improvements are also capitalized. During the land development and construction periods, we capitalize interest costs, real estate taxes and certain general and administrative costs of the personnel performing development, renovations or rehabilitation up to the time the property is substantially complete. The determination and calculation of certain costs requires estimates by us. Amounts included in capitalized costs are included in the investment basis of real estate assets.

We are engaged in the acquisition of individual properties as well as multi-property portfolios. We are required to allocate purchase price between land, building, tenant improvements, leasing commissions, in-place leases, tenant relationships and above and below market leases. Above-market and below-market lease values for acquired properties are recorded based on the present value (using a discount rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to each in-place lease and (ii) our estimate of fair market lease rents for each corresponding in-place lease. Acquired above and below market leases are amortized over the remaining non-cancelable terms of the respective leases as an adjustment to rental income. In-place lease and tenant relationship values for acquired properties are recorded based on our evaluation of the specific characteristics of each tenant s lease and our overall relationship with the respective tenant. The value allocated to in-place lease intangible assets is amortized to depreciation and amortization expense over the remaining lease term of the respective lease. The value allocated to tenant relationships is amortized to depreciation and amortization expense over the expected term of the relationship, which includes an estimate of the probability of lease renewal and its estimated term. We also must allocate purchase price on multi-property portfolios to individual properties. The allocation of purchase price is based on our assessment of various characteristics of the markets where the property is located and the expected cash flows of the property.

In the preparation of our consolidated financial statements, significant management judgment is required to estimate our current and deferred income tax liabilities, and our compliance with REIT qualification requirements. Our estimates are based on our interpretation of tax laws. These estimates may have an impact on the income tax expense recognized. Adjustments may be required by a change in assessment of our deferred income tax assets and liabilities, changes due to audit adjustments by federal and state tax authorities, our inability to qualify as a REIT, and changes in tax laws. Adjustments required in any given period are included within the income tax provision.

In assessing the need for a valuation allowance against our deferred tax assets, we estimate future taxable income, considering the feasibility of ongoing tax planning strategies and the realizability of tax loss carryforwards. In the event we were to determine that we would not be able to realize all or a portion of our deferred tax assets in the future, we would reduce such amounts through a charge to income in the period in which that determination is made. Conversely, if we were to determine that we would be able to realize our deferred tax assets in the future in excess of the net carrying amounts, we would decrease the recorded valuation allowance through an increase to income in the period in which that determination is made.

RESULTS OF OPERATIONS

Comparison of Year Ended December 31, 2010 to Year Ended December 31, 2009

Our net loss available to First Industrial Realty Trust, Inc. s common stockholders and participating securities was $222.5 million and $13.8 million for the years ended December 31, 2010 and 2009, respectively. Basic and diluted net loss available to First Industrial Realty Trust, Inc. s common stockholders were $3.53 per share for the year ended

December 31, 2010 and $0.28 per share for the year ended December 31, 2009.

The tables below summarize our revenues, property and construction expenses and depreciation and other amortization by various categories for the years ended December 31, 2010 and December 31, 2009. Same store properties are properties owned prior to January 1, 2009 and held as an operating property through

December 31, 2010 and developments and redevelopments that were placed in service prior to January 1, 2009 or were substantially completed for the 12 months prior to January 1, 2009. Properties which are at least 75% occupied at acquisition are placed in service. All other properties are placed in service as they reach the earlier of a) stabilized occupancy (generally defined as 90% occupied), or b) one year subsequent to acquisition or development completion. Acquired properties are properties that were acquired subsequent to December 31, 2008 and held as an operating property through December 31, 2010. Sold properties are properties that were sold subsequent to December 31, 2008. (Re)Developments and land are land parcels and developments and redevelopments that were not: a) substantially complete 12 months prior to January 1, 2009 or b) stabilized prior to January 1, 2009. Other revenues are derived from the operations of our maintenance company, fees earned from our Joint Ventures and other miscellaneous revenues. Construction revenues and expenses represent revenues earned and expenses incurred in connection with the TRSs acting as development manager to construct industrial properties and also include revenues and expenses related to the development and sale of properties built for third parties. Other expenses are derived from the operations of our maintenance company and other miscellaneous regional expenses.

Our future financial condition and results of operations, including rental revenues, may be impacted by the future acquisition and sale of properties. Our future revenues and expenses may vary materially from historical rates.

For the years ended December 31, 2010 and December 31, 2009, the occupancy rates of our same store properties were 83.1% and 83.5%, respectively.

	2010	2009	$ Change	% Change
		($ in 000 s)		
REVENUES				
Same Store Properties	$ 325,280	$ 331,917	$ (6,637)	(2.0)%
Acquired Properties	1,133		1,133	
Sold Properties	1,314	9,944	(8,630)	(86.8)%
(Re)Developments and Land, Not Included Above	11,870	7,044	4,826	68.5%
Other	8,793	17,560	(8,767)	(49.9)%
	$ 348,390	$ 366,465	$ (18,075)	(4.9)%
Discontinued Operations	(60,718)	(69,584)	8,866	(12.7)%
Subtotal Revenues	$ 287,672	$ 296,881	$ (9,209)	(3.1)%
Construction Revenues	869	54,957	(54,088)	(98.4)%
Total Revenues	$ 288,541	$ 351,838	$ (63,297)	(18.0)%

Revenues from same store properties decreased $6.6 million due primarily to a a decrease in rental rates and a decrease in occupancy. Revenues from acquired properties increased $1.1 million due to the three industrial properties acquired subsequent to December 31, 2008 totaling approximately 0.5 million square feet of GLA. Revenues from sold properties decreased $8.6 million due to the 28 industrial properties and one leased land parcel sold subsequent to December 31, 2008 totaling approximately 3.0 million square feet of GLA. Revenues from (re)developments and land increased $4.8 million primarily due to an increase in occupancy. Other revenues decreased $8.8 million due primarily to a decrease in fees earned from our Joint Ventures. Construction revenues decreased $54.1 million primarily due to the substantial completion prior to December 31, 2009 of certain development projects for which we were acting in the capacity of development manager.

	2010	2009	$ Change	% Change
		($ in 000 s)		
PROPERTY AND CONSTRUCTION EXPENSES				
Same Store Properties	$ 103,148	$ 105,341	$ (2,193)	(2.1)%
Acquired Properties	200		200	
Sold Properties	713	2,940	(2,227)	(75.7)%
(Re) Developments and Land, Not Included Above	3,676	3,736	(60)	(1.6)%
Other	12,735	14,229	(1,494)	(10.5)%
	$ 120,472	$ 126,246	$ (5,774)	(4.6)%
Discontinued Operations	(25,747)	(28,819)	3,072	(10.7)%
Property Expenses	$ 94,725	$ 97,427	$ (2,702)	(2.8)%
Construction Expenses	507	52,720	(52,213)	(99.0)%
Total Property and Construction Expenses	$ 95,232	$ 150,147	$ (54,915)	(36.6)%

Property expenses include real estate taxes, repairs and maintenance, property management, utilities, insurance and other property related expenses. Property expenses from same store properties decreased $2.2 million due primarily to a decrease in bad debt expense. Property expenses from acquired properties increased $0.2 million due to properties acquired subsequent to December 31, 2008. Property expenses from sold properties decreased $2.2 million due to properties sold subsequent to December 31, 2008. Property expenses from (re)developments and land remained relatively unchanged. The $1.5 million decrease in other expense is primarily attributable to a decrease in compensation. Construction expenses decreased $52.2 million primarily due to the substantial completion prior to December 31, 2009 of certain development projects for which we were acting in the capacity of development manager.

General and administrative expense decreased $11.2 million, or 29.7%, due primarily to a decrease in compensation resulting from the reduction in employee headcount occurring in 2009 and 2010, a decrease in rent expense resulting from office closings in 2009 and 2010 and a decrease in legal and professional services, partially offset by an increase in lawsuit settlements.

We committed to a plan to reduce organizational and overhead costs in October 2008 and have subsequently modified that plan with the goal of further reducing these costs. For the year ended December 31, 2010, we recognized $1.9 million in restructuring charges to provide for employee severance and benefits ($0.5 million), costs associated with the termination of certain office leases ($0.7 million) and other costs ($0.7 million) associated with implementing our restructuring plan. Due to the timing of certain related expenses, we expect to record a total of approximately $1.5 million of additional restructuring charges in subsequent quarters. We also anticipate a continued reduction of general and administrative expense in 2011 compared to 2010 as a result of the employee terminations and office closings that were a part of our restructuring plan in 2010.

For the year ended December 31, 2009, we recorded as restructuring costs a pre-tax charge of $7.8 million to provide for employee severance and benefits ($5.2 million), costs associated with the termination of certain office leases ($1.9 million) and other costs ($0.7 million) associated with implementing the restructuring plan.

Due to the expected amendment to our Unsecured Credit Facility in 2010 we reassessed the holding period of our Non-Strategic Assets. As a result of the reassessment, we recorded an impairment loss in the amount of $163.9 million during the third quarter of 2010 on 129 industrial properties comprising approximately 10.6 million square feet of GLA and land parcels comprising approximately 503 gross acres. During the fourth quarter of 2010, we recorded an additional impairment loss to certain Non-Strategic Assets in the amount of $21.5 million. The additional charge is primarily comprised of estimated closing costs on 118 industrial properties comprising 10.4 million square feet of GLA and land parcels comprising approximately 449 gross acres classified as held for sale, as well as additional impairment related to certain industrial properties and land parcels due to a change in our estimates of fair value based upon recent market information, including receipt of third party purchase offers. For the year ended December 31, 2010, $158.7 million of the impairment loss is included in discontinued operations because our Non-Strategic Assets (except one industrial property comprising approximately 0.3 million square feet of GLA) are classified as held for sale at December 31, 2010. In addition, in connection with the negotiation of a new lease, we recorded an impairment loss in the amount of $9.2 million on one property in Grand Rapids, Michigan during the first quarter of 2010 (see Note 4 to the Consolidated Financial Statements). Additional impairments may be necessary in the future in the event that market conditions continue to deteriorate and impact the factors used to estimate fair value or in the event that we change our intent to hold a property.

As a result of adverse conditions in the credit and real estate markets, we determined in the third quarter of 2009 that an impairment loss in the amount of $6.9 million should be recorded on one property in the Inland Empire market ($1.3 million of this impairment loss is included in discontinued operations for the year ended December 31, 2009 because one building of the two-building property is classified as held for sale at December 31, 2010).

	2010	2009	$ Change	% Change
		($ in 000 s)		
DEPRECIATION AND OTHER AMORTIZATION				
Same Store Properties	$ 128,089	$ 138,313	$ (10,224)	(7.4)%
Acquired Properties	603		603	
Sold Properties	664	4,798	(4,134)	(86.2)%
(Re) Developments and Land, Not Included Above	5,240	4,560	680	14.9%
Corporate Furniture, Fixtures and Equipment	1,975	2,192	(217)	(9.9)%
	$ 136,571	$ 149,863	$ (13,292)	(8.9)%
Discontinued Operations	(25,054)	(35,471)	10,417	(29.4)%
Total Depreciation and Other Amortization	$ 111,517	$ 114,392	$ (2,875)	(2.5)%

Depreciation and other amortization for same store properties decreased $10.2 million due primarily to accelerated depreciation and amortization taken during the year ended December 31, 2009 attributable to certain tenants who terminated their lease early as well the cessation of depreciation and amortization of the Non-Strategic Assets that qualified for held for sale classification during the fourth quarter of 2010. Depreciation and other amortization from acquired properties increased $0.6 million due to properties acquired subsequent to December 31, 2008. Depreciation and other amortization from sold properties decreased $4.1 million due to properties sold subsequent to December 31, 2008. Depreciation and other amortization for (re)developments and land and other increased $0.7 million due primarily to an increase in the substantial completion of developments. Corporate furniture, fixtures and equipment decreased $0.2 million primarily due to accelerated depreciation on furniture, fixtures and equipment taken in 2009 related to the termination of certain office leases.

Interest income increased $1.3 million, or 41.5%, due primarily to an increase in the weighted average mortgage loans receivable balance outstanding for the year ended December 31, 2010 as compared to the year ended December 31, 2009.

Interest expense, inclusive of $0.1 million and $0.5 million of interest expense included in discontinued operations for the years ended December 31, 2010 and 2009, respectively, decreased $9.3 million, or 8.0%, primarily due to a decrease in the weighted average debt balance outstanding for the year ended December 31, 2010 ($1,867.8 million), as compared to the year ended December 31, 2009 ($2,050.5 million), offset by an increase in the weighted average interest rate for the year ended December 31, 2010 (5.68%), as compared to the year ended December 31, 2009 (5.64%) and by a decrease in capitalized interest for the year ended December 31, 2010 due to a decrease in development activities.

Amortization of deferred financing costs increased $0.4 million, or 14.6%, due primarily to an increase in costs related to the amendment of our Unsecured Credit Facility in October 2010 and the origination of mortgage financings during 2010 and 2009, partially offset by expensing of capitalized loan fees as a result of the repurchase and retirement of certain of our senior unsecured notes. The net unamortized deferred financing fees related to the prior line of credit are amortized over the remaining amortization period, except for $0.2 million of unamortized deferred financing costs that were expensed as a result of the decrease in the capacity of the Unsecured Credit Facility, which is included in (Loss) Gain From Early Retirement of Debt for the year ended December 31, 2010.

In October 2008, we entered into an interest rate swap agreement (the Series F Agreement) to mitigate our exposure to floating interest rates related to the coupon reset of the Company s Series F Preferred Stock. The Series F Agreement has a notional value of $50.0 million and is effective from April 1, 2009 through October 1, 2013. The Series F Agreement fixes the 30-year U.S. Treasury rate at 5.2175%. We recorded $1.1 million in mark to market loss, inclusive of reset payments, which is included in Mark-to-Market (Loss) Gain on Interest Rate Protection Agreements for the year ended December 31, 2010, as compared to $2.7 million in mark to market gain, inclusive of reset payments, for the year ended December 31, 2009. Additionally included in Mark-to-Market Gain on Interest Rate Protection Agreements for the year ended December 31, 2009 is $1.0 million related to two forward starting swaps. In January 2008, we entered into two forward starting swaps each with a notional value of $59.8 million, which fixed the interest rate on forecasted debt offerings. We designated both swaps as cash flow hedges. The rates on the forecasted debt issuances underlying the swaps locked on March 20, 2009 (the Forward Starting Agreement 1) and on April 6, 2009 (the Forward Starting Agreement 2), and as such, the swaps ceased to qualify for hedge accounting. The change in value of Forward Starting Agreement 1 and Forward Starting Agreement 2 from the respective day the interest rate on the underlying debt locked until settlement was $1.0 million and is included in Mark-to-Market Gain on Interest Rate Protection Agreements for the year ended December 31, 2009.

For the year ended December 31, 2010, we recognized a net loss from early retirement of debt of $4.3 million due primarily to the redemption of our 2011 Notes. For the year ended December 31, 2009, we recognized a $34.6 million gain from early retirement of debt due to the partial repurchase of certain series of our senior unsecured notes.

Foreign currency exchange loss of $0.2 million for the year ended December 31, 2010 relates to the Company s wind-down of its operations in Europe.

The Gain on Sale of Joint Venture Interests of $11.2 million for the year ended December 31, 2010 relates to the sale of our 10% equity interests in each of the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner on August 5, 2010. Additionally, the gain includes approximately $2.7 million of proceeds related to the separate sales of three industrial properties by the Joint Ventures during August and October 2010 for which, in accordance with the sale agreement, we were entitled to a final distribution.

For the year ended December 31, 2010, Equity in Income of Joint Ventures was $0.7 million, as compared to Equity in Loss of Joint Ventures of $6.5 million for the year ended December 31, 2009. The variance of $7.2 million is due primarily to impairment losses of $5.6 million we recorded during the year ended December 31, 2009 related to the 2006 Net Lease Co-Investment Program as a result of adverse conditions in the credit and real estate markets and also due to the gain on sale of our 15% interest in the 2006 Net Lease Co-Investment Program which occurred during the year ended December 31, 2010, partially offset by a decrease in our pro rata share of gain on sale of real estate and earn outs on property sales from the 2005 Development/Repositioning Joint Venture and a decrease in our pro rata share of income from the 2005 Core Joint Venture during the year ended December 31, 2010, as compared to the year ended December 31, 2009.

For the year ended December 31, 2010, we recorded an income tax provision of $3.3 million, as compared to an income tax benefit of $23.2 million for the year ended December 31, 2009. The variance of $26.5 million is due primarily to a loss carryback generated from the tax liquidation of the old TRS for the year ended December 31, 2009 as well as an increase in state taxes related to an unfavorable court decision on business loss carryforwards in the State of Michigan for the year ended December 31, 2010.

The following table summarizes certain information regarding the industrial properties included in discontinued operations for the years ended December 31, 2010 and December 31, 2009.

	2010	2009
	($ in 000 s)	
Total Revenues	$ 60,718	$ 69,584
Property Expenses	(25,747)	(28,819)
Impairment Loss	(158,699)	(1,317)
Depreciation and Amortization	(25,054)	(35,471)
Interest Expense	(64)	(502)
Gain on Sale of Real Estate	11,092	24,206
Provision for Income Taxes		(1,824)
Income from Discontinued Operations	$ (137,754)	$ 25,857

Loss from discontinued operations for the year ended December 31, 2010 reflects the results of operations and gain on sale of real estate relating to 13 industrial properties and one land parcel that generated ground rental revenue that were sold during the year ended December 31, 2010 and the results of operations of 192 industrial properties that were identified as held for sale at December 31, 2010.

Income from discontinued operations for the year ended December 31, 2009 reflects the results of operations and gain on sale of real estate relating to 15 industrial properties that were sold during the year ended December 31, 2009, the results of operations of 13 industrial properties and one land parcel that generated ground rental revenue that were sold during the year ended December 31, 2010 and the results of operations of the 192 industrial properties identified as held for sale at December 31, 2010.

The $0.9 million gain on sale of real estate for the year ended December 31, 2010 resulted from the sale of several land parcels that do not meet the criteria for inclusion in discontinued operations. The $0.4 million gain on sale of real estate for the year ended December 31, 2009 resulted from the sale of several land parcels that do not meet the criteria established for inclusion in discontinued operations.

Comparison of Year Ended December 31, 2009 to Year Ended December 31, 2008

Our net (loss) income available to First Industrial Realty Trust, Inc. s common stockholders and participating securities was $(13.8) million and $20.2 million for the years ended December 31, 2009 and 2008, respectively. Basic and diluted net (loss) income available to First Industrial Realty Trust, Inc. s common stockholders were $(0.28) per share for the year ended December 31, 2009 and $0.41 per share for the year ended December 31, 2008.

The tables below summarize our revenues, property and construction expenses and depreciation and other amortization by various categories for the years ended December 31, 2009 and December 31, 2008. Same store properties are properties owned prior to January 1, 2008 and held as an operating property through December 31, 2009 and developments and redevelopments that were placed in service prior to January 1, 2008 or were substantially completed for the 12 months prior to January 1, 2008. Properties which are at least 75% occupied at acquisition are placed in service. All other properties are placed in service as they reach the earlier of a) stabilized occupancy (generally defined as 90% occupied), or b) one year subsequent to acquisition or development completion. Acquired properties are properties that were acquired subsequent to December 31, 2007 and held as an operating property through December 31, 2009. Sold properties are properties that were sold subsequent to December 31, 2007. (Re)Developments and land are land parcels and developments and redevelopments that were not: a) substantially complete 12 months prior to January 1, 2008 or b) stabilized prior to January 1, 2008. Other revenues are derived from the operations of our maintenance company, fees earned from our Joint Ventures and other miscellaneous revenues. Construction revenues and expenses represent revenues earned and expenses incurred in connection with the old TRS acting as general contractor or development manager to construct industrial properties, including industrial properties for the 2006 Development/Repositioning Joint Venture, and also include revenues and expenses related to the development of properties for third parties. Other expenses are derived from the operations of our maintenance company and other miscellaneous regional expenses.

Our future financial condition and results of operations, including rental revenues, may be impacted by the future acquisition and sale of properties. Our future revenues and expenses may vary materially from historical rates.

For the years ended December 31, 2009 and December 31, 2008, the occupancy rates of our same store properties were 84.2% and 88.6%, respectively.

	2009	2008	$ Change	% Change
		($ in 000 s)		
REVENUES				
Same Store Properties	$ 291,812	$ 310,791	$ (18,979)	(6.1)%
Acquired Properties	28,594	15,202	13,392	88.1%
Sold Properties	5,458	38,208	(32,750)	(85.7)%
(Re)Developments and Land, Not Included Above	23,043	14,894	8,149	54.7%
Other	17,558	28,893	(11,335)	(39.2)%
	$ 366,465	$ 407,988	$ (41,523)	(10.2)%
Discontinued Operations	(69,584)	(111,536)	41,952	(37.6)%
Subtotal Revenues	$ 296,881	$ 296,452	$ 429	0.1%
Construction Revenues	54,957	147,299	(92,342)	(62.7)%
Total Revenues	$ 351,838	$ 443,751	$ (91,913)	(20.7)%

Revenues from same store properties decreased $19.0 million due primarily to a decrease in occupancy and a decrease in tenant recoveries due to a decrease in property expenses. Revenues from acquired properties increased $13.4 million due to the 26 industrial properties acquired subsequent to December 31, 2007 totaling approximately 3.1 million square feet of GLA, as well as acquisitions of land parcels in September and October 2008 for which we receive ground rents. Revenues from sold properties decreased $32.8 million due to the 129 industrial properties sold subsequent to December 31, 2007 totaling approximately 11.1 million square feet of GLA. Revenues from (re)developments and land increased $8.1 million primarily due to an increase in occupancy. Other revenues decreased $11.3 million due primarily to a decrease in development fees earned from our Joint Ventures and a decrease in fees earned related to us assigning our interest in certain purchase contracts to third parties for consideration. Construction revenues decreased $92.3 million primarily due to the substantial completion of certain development projects for which we were acting in the capacity of development manager, offset by a development project that commenced in August 2008 for which we are acting in the capacity of development manager.

	2009	2008	$ Change	% Change
		($ in 000 s)		
PROPERTY AND CONSTRUCTION EXPENSES				
Same Store Properties	$ 95,140	$ 101,999	$ (6,859)	(6.7)%
Acquired Properties	6,852	3,324	3,528	106.1%
Sold Properties	1,437	12,428	(10,991)	(88.4)%
(Re) Developments and Land, Not Included Above	8,588	7,444	1,144	15.4%
Other	14,229	10,422	3,807	36.5%
	$ 126,246	$ 135,617	$ (9,371)	(6.9)%
Discontinued Operations	(28,819)	(42,509)	13,690	(32.2)%
Property Expenses	$ 97,427	$ 93,108	$ 4,319	4.6%
Construction Expenses	52,720	139,539	(86,819)	(62.2)%
Total Property and Construction Expenses	$ 150,147	$ 232,647	$ (82,500)	(35.5)%

Property expenses include real estate taxes, repairs and maintenance, property management, utilities, insurance and other property related expenses. Property expenses from same store properties decreased $6.9 million due primarily to a decrease in real estate tax expense and repairs and maintenance expense. Property expenses from acquired properties increased $3.5 million due to properties acquired subsequent to December 31, 2007. Property expenses from sold properties decreased $11.0 million due to properties sold subsequent to December 31, 2007. Property expenses from (re)developments and land increased $1.1 million due to an increase in the substantial completion of developments. Expenses are no longer capitalized to the basis of a property once the development is substantially complete. The $3.8 million increase in other expense is primarily attributable to an increase in incentive compensation. Construction expenses decreased $86.8 million primarily due to the substantial completion of certain development projects for which we were acting in the capacity of development manager, offset by a development project that commenced in August 2008 for which we are acting in the capacity of development manager.

General and administrative expense decreased $47.1 million, or 55.4%, due primarily to a decrease in compensation resulting from the reduction in employee headcount occurring in 2008 and during 2009 as well as a decrease in professional services, marketing, travel and entertainment expenses and costs associated with the pursuit of acquisitions of real estate that were abandoned.

We committed to a plan to reduce organizational and overhead costs in October 2008. On February 25 and September 25, 2009, we committed to additional modifications to the plan consisting of further organizational and overhead cost reductions. For the year ended December 31, 2009, we recorded as restructuring costs a pre-tax charge of $7.8 million to provide for employee severance and benefits ($5.2 million), costs associated with the termination of certain office leases ($1.9 million) and other costs ($0.7 million) associated with implementing the restructuring plan.

For the year ended December 31, 2008, we incurred $27.3 million in restructuring charges related to employee severance and benefits ($24.8 million), costs associated with the termination of certain office leases ($1.2 million) and contract cancellation and other costs ($1.3 million) related to our restructuring plan to reduce overhead costs.

As a result of adverse conditions in the credit and real estate markets, we determined in the third quarter of 2009 that an impairment loss in the amount of $6.9 million should be recorded on one property in the Inland Empire market ($1.3 million of this impairment loss is included in discontinued operations for the year ended December 31, 2009 because one building of the two-building property is classified as held for sale at December 31, 2010). Additional impairments may be necessary in the future in the event that market conditions continue to deteriorate and impact the factors used to estimate fair value.

	2009	2008	$ Change	% Change
		($ in 000 s)		
DEPRECIATION AND OTHER AMORTIZATION				
Same Store Properties	$ 120,865	$ 135,553	$ (14,688)	(10.8)%
Acquired Properties	13,657	11,038	2,619	23.7%
Sold Properties	2,000	11,173	(9,173)	(82.1)%
(Re) Developments and Land, Not Included Above	11,149	7,951	3,198	40.2%
Corporate Furniture, Fixtures and Equipment	2,192	2,257	(65)	(2.9)%
	$ 149,863	$ 167,972	$ (18,109)	(10.8)%
Discontinued Operations	(35,471)	(52,253)	16,782	(32.1)%
Total Depreciation and Other Amortization	$ 114,392	$ 115,719	$ (1,327)	(1.1)%

Depreciation and other amortization for same store properties decreased $14.7 million due primarily to accelerated depreciation and amortization taken during the year ended December 31, 2008 attributable to certain tenants who terminated their lease early. Depreciation and other amortization from acquired properties increased $2.6 million due to properties acquired subsequent to December 31, 2007. Depreciation and other amortization from sold properties decreased $9.2 million due to properties sold subsequent to December 31, 2007. Depreciation and other amortization for (re)developments and land and other increased $3.2 million due primarily to an increase in the substantial completion of developments.

Interest income decreased $0.6 million, or 16.4%, due primarily to a decrease in the weighted average interest rate earned on our cash accounts during the year ended December 31, 2009, as compared to the year ended December 31, 2008, partially offset by an increase in the weighted average mortgage loans receivable balance outstanding for the year ended December 31, 2009.

Interest expense, inclusive of $0.5 million and $0.5 million of interest expense included in discontinued operations for the years ended December 31, 2009 and 2008, respectively, increased $2.3 million, or 2.0%, primarily due to an increase in the weighted average debt balance outstanding for the year ended December 31, 2009 ($2,050.5 million), as compared to the year ended December 31, 2008 ($2,026.5 million) and a decrease in capitalized interest for the year ended December 31, 2009 due to a decrease in development activities, partially offset by a decrease in the weighted average interest rate for the year ended December 31, 2009 (5.64%), as compared to the year ended December 31, 2008 (5.97%).

Amortization of deferred financing costs increased $0.2 million, or 6.7%, due primarily to loan fees related to $339.8 million in mortgage loan payables we obtained during the year ended December 31, 2009, partially offset by the write-off of loan fees related to the repurchase and retirement of certain of our senior unsecured notes.

In October 2008, we entered into the Series F Agreement to mitigate our exposure to floating interest rates related to the coupon reset of the Company s Series F Preferred Stock. The Series F Agreement has a notional value of $50.0 million and is effective from April 1, 2009 through October 1, 2013. The Series F Agreement fixes the 30-year U.S. Treasury rate at 5.2175%. We recorded $3.2 million in mark to market gain, offset by $0.5 million payments, which is included in Mark-to-Market Gain (Loss) on Interest Rate Protection Agreements for the year ended

December 31, 2009. We recorded $3.1 million in mark to market loss which is included in Mark-to-Market Gain (Loss) on Interest Rate Protection Agreements for the year ended December 31, 2008.

In January 2008, we entered into two forward starting swaps each with a notional value of $59.8 million, which fixed the interest rate on forecasted debt offerings. We designated Forward Starting Agreement 1 and Forward Starting Agreement 2 as cash flow hedges. The rates on Starting Agreement 1 and Forward Starting Agreement 2 locked on March 20, 2009 and on April 6, 2009, respectively, and as such, the swaps ceased to qualify for hedge accounting. The change in value of Forward Starting Agreement 1 and Forward Starting

Agreement 2 from the respective day the interest rate on the underlying debt locked until settlement is $1.0 million and is included in Mark-to-Market Gain on Interest Rate Protection Agreements for the year ended December 31, 2009.

For the years ended December 31, 2009 and 2008, we recognized a net gain from early retirement of debt of $34.6 million and $2.7 million, respectively, due to the partial repurchase of certain series of our senior unsecured notes.

Equity in loss of Joint Ventures decreased approximately $26.7 million, or 80.5%, due primarily to a decrease in impairment loss during the year ended December 31, 2009 as compared to the year ended December 31, 2008. During 2008, we recorded impairment losses of $25.8 million, $10.1 million, $3.2 million, $2.2 million and $1.2 million related to the 2005 Development/Repositioning Joint Venture, 2006 Land/Development Joint Venture, the 2005 Core Joint Venture, the 2006 Net Lease Co-Investment Program and the 2003 Net Lease Joint Venture, respectively. During 2009, we recorded impairment losses of $5.6 million and $1.6 million related to the 2006 Net Lease Co-Investment Program and the 2003 Net Lease Joint Venture, respectively. The decrease in impairment loss recorded is offset by a decrease in our pro rata share of gain on sale of real estate and earn outs on property sales from the 2005 Core Joint Venture and from the 2005 Development/Repositioning Joint Venture during the year ended December 31, 2009 as compared to the year ended December 31, 2008.

The income tax benefit (included in continuing operations, discontinued operations and gain on sale) increased $18.9 million, or 440.8%, due primarily to a loss carryback generated from the tax liquidation of the old TRS and a decrease in state income taxes due to the reversal of prior tax expense related to a favorable court decision on business loss carryforwards in the State of Michigan.

The following table summarizes certain information regarding the industrial properties included in our discontinued operations for the years ended December 31, 2009 and December 31, 2008.

	2009	2008
	($ in 000	s)
Total Revenues	$ 69,584	$ 111,536
Property Expenses	(28,819)	(42,509)
Impairment Loss	(1,317)	
Depreciation and Amortization	(35,471)	(52,253)
Interest Expense	(502)	(497)
Gain on Sale of Real Estate	24,206	172,167
Provision for Income Taxes	(1,824)	(5,166)
Income from Discontinued Operations	$ 25,857	$ 183,278

Income from discontinued operations for the year ended December 31, 2009 reflects the results of operations and gain on sale of real estate relating to 15 industrial properties that were sold during the year ended December 31, 2009, the results of operations of 13 industrial properties that were sold during the year ended December 31, 2010 and the results of operations of the 192 industrial properties identified as held for sale at December 31, 2010.

Income from discontinued operations for the year ended December 31, 2008 reflects the results of operations and gain on sale of real estate relating to 113 industrial properties that were sold during the year ended December 31, 2008, the results of operations of 15 industrial properties that were sold during the year ended December 31, 2009, the results of operations of 13 industrial properties that were sold during the year ended December 31, 2010 and the results of operations of the 192 industrial properties identified as held for sale at December 31, 2010.

The $0.4 million gain on sale of real estate for the year ended December 31, 2009 resulted from the sale of several land parcels that do not meet the criteria established for inclusion in discontinued operations. The $12.0 million gain on sale of real estate for the year ended December 31, 2008 resulted from the sale of one industrial property and several land parcels that do not meet the criteria for inclusion in discontinued operations.

LIQUIDITY AND CAPITAL RESOURCES

At December 31, 2010, our cash and cash equivalents was approximately $26.0 million. We also had $22.6 million available for additional borrowings under our Unsecured Credit Facility.

We have considered our short-term (one year or less) liquidity needs and the adequacy of our estimated cash flow from operations and other expected liquidity sources to meet these needs. Our 2011 Exchangeable Notes, in the aggregate principal amount of $128.9 million, are due on September 15, 2011. We expect to satisfy the payment obligations on the 2011 Exchangeable Notes with proceeds from property dispositions, the issuance of additional secured debt and the issuance of common equity, subject to market conditions (see Subsequent Events). With the exception of the 2011 Exchangeable Notes, we believe that our principal short-term liquidity needs are to fund normal recurring expenses, property acquisitions, developments, renovations, expansions and other nonrecurring capital improvements, debt service requirements, mortgage financing maturities and the minimum distributions required to maintain our REIT qualification under the Code. We anticipate that these needs will be met with cash flows provided by operating and investing activities, including the disposition of select assets. In addition, we plan to retain capital by distributing the minimum amount of dividends required to maintain our REIT status. We did not pay a common stock dividend in 2010 and may not pay dividends in 2011 depending on our taxable income. If we are required to pay common stock dividends in 2011, we may elect to satisfy this obligation by distributing a combination of cash and common shares.

We expect 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 the disposition of select assets, long-term unsecured and secured indebtedness and the issuance of additional equity securities, subject to market conditions.

We also have financed the development or acquisition of additional properties through borrowings under our Unsecured Credit Facility and may finance the development or acquisition of additional properties through such borrowings, to the extent capacity is available, in the future. At December 31, 2010, borrowings under our Unsecured Credit Facility bore interest at a weighted average interest rate of 3.376%. Our Unsecured Credit Facility of is comprised of a $200.0 million term loan and a $200.0 million revolving facility. The interest rate on the term loan is LIBOR plus 325 basis points or a base rate plus 225 basis points, at our election. The revolving facility currently bears interest at a floating rate of LIBOR plus 275 basis points or a base rate plus 175 basis points, at our election. As of February 23, 2011, we had approximately $12.3 million available for additional borrowings under our Unsecured Credit Facility. Our Unsecured Credit Facility contains certain financial covenants including limitations on incurrence of debt and debt service coverage. Our access to borrowings may be limited if we fail to meet any of these covenants. We believe that we were in compliance with our financial covenants as of December 31, 2010, and we anticipate that we will be able to operate in compliance with our financial covenants in 2011.

Our senior unsecured notes have been assigned credit ratings from Standard & Poor s, Moody s and Fitch Ratings of BB-/Ba3/BB-, respectively. In the event of a downgrade, we believe we would continue to have access to sufficient capital; however, our cost of borrowing would increase and our ability to access certain financial markets may be limited.

Year Ended December 31, 2010

Net cash provided by operating activities of $83.2 million for the year ended December 31, 2010 was comprised primarily of the non-cash adjustments of approximately $320.3 million and operating distributions received in excess of equity in income of Joint Ventures of $2.3 million, offset by net loss before noncontrolling interest of approximately $221.6 million, net change in operating assets and liabilities of approximately $11.0 million and amortization of premiums and discounts associated with senior unsecured notes of approximately $6.8 million. The adjustments for the non-cash items of approximately $320.3 million are primarily comprised of depreciation and amortization of approximately $148.7 million, the impairment of real estate of $194.5 million, the loss on the early retirement of debt of approximately $4.3 million, mark to market loss related to the Series F Agreement of approximately $1.1 million and the provision for bad debt of approximately $1.9 million, offset by the gain on sale of real estate of approximately $12.0 million, a gain on sale of joint venture interests of approximately $11.2 million and the effect of the straight-lining of rental income of approximately $7.0 million.

Net cash used in investing activities of approximately $9.9 million for the year ended December 31, 2010, was comprised primarily of the acquisition of real estate, capital expenditures related to the improvement of existing real estate, payments related to leasing activities, an increase in mortgage payable escrows and contributions to, and investments in, our Joint Ventures, offset by net proceeds from the sale of real estate, distributions and sale proceeds from our Joint Ventures and the repayments on our mortgage note receivables.

We invested approximately $0.8 million in, and received total distributions of approximately $14.6 million (including sale proceeds of approximately $5.0 million from the sales of our joint venture interests to our joint venture partner) from, our Joint Ventures. As of December 31, 2010, our industrial real estate Joint Ventures owned nine industrial properties comprising approximately 4.9 million square feet of GLA.

During the year ended December 31, 2010, we sold 13 industrial properties comprising approximately 1.1 million square feet of GLA and several land parcels. Proceeds from the sales of the 13 industrial properties and several land parcels, net of closing costs, were approximately $68.0 million. We are in various stages of discussions with third parties for the sale of additional properties and plan to continue to selectively market other properties for sale throughout 2011. We expect to use at least a portion of sale proceeds to pay down additional debt. If we are unable to sell properties on an advantageous basis, this may impair our liquidity and our ability to meet our financial covenants.

During the year ended December 31, 2010, we acquired three industrial properties comprising approximately 0.5 million square feet of GLA, including one industrial property purchased from the 2005 Development/Repositioning Joint Venture. The purchase price of these acquisitions totaled approximately $22.4 million, excluding costs incurred in conjunction with the acquisition of the industrial properties.

Net cash used in financing activities of approximately $230.4 million for the year ended December 31, 2010, was comprised primarily of net repayments on our Unsecured Credit Facility, repurchases of and repayments on our unsecured notes and mortgage loans payable, preferred stock dividends, payments of debt issuance costs, the repurchase and retirement of restricted stock, payments on the interest rate swap agreement, costs associated with the Company s DRIP and the Company s ATM and other costs associated with the early retirement of debt, offset by proceeds from the new mortgage financings and proceeds from the issuance of common stock.

During the year ended December 31, 2010, we received proceeds from the origination of $105.6 million in mortgage financings. We continue to engage various lenders regarding the origination of additional mortgage financings and the terms and conditions thereof. To the extent additional mortgage financing is originated, we expect to use proceeds received to pay down our other debt. No assurances can be made that additional mortgage financing will be obtained.

During the year ended December 31, 2010, we redeemed and/or repurchased $264.8 million of our unsecured notes at an aggregate purchase price of $265.9 million. We may from time to time repay additional amounts of our outstanding debt. Any repayments would depend upon prevailing market conditions, our liquidity requirements, contractual restrictions and other factors we consider important. Future repayments may materially impact our liquidity, taxable income and results of operations.

During the year ended December 31, 2010, we issued 6,345,169 shares of the Company s common stock under the direct stock purchase component of the DRIP and the ATM, resulting in net proceeds of approximately $50.1 million. On December 31, 2010, we concluded the ATM as a result of the expiration of the of distribution agreements with our sales agents. We may opportunistically access the equity markets again, including through a new ATM, subject to contractual restrictions, and may continue to issue shares

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under the direct stock purchase component of the DRIP. To the extent additional equity offerings occur, we expect to use at least a portion of the proceeds received to reduce our indebtedness.

Contractual Obligations and Commitments

The following table lists our contractual obligations and commitments as of December 31, 2010 (in thousands):

		Payments Due by Period			
	Total	Less Than 1 Year	1-3 Years	3-5 Years	Over 5 Years
Operating and Ground Leases(1)	$ 33,162	$ 1,795	$ 2,348	$ 1,668	$ 27,351
Long-term Debt	1,749,350	141,967	472,048	274,809	860,526
Interest Expense on Long-Term Debt(1)(2)	689,854	89,386	159,530	132,405	308,533
Total	$ 2,472,366	$ 233,148	$ 633,926	$ 408,882	$ 1,196,410

(1) Not on balance sheet.

(2) Does not include interest expense on our Unsecured Credit Facility.

Off-Balance Sheet Arrangements

Letters of credit are issued in most cases as pledges to governmental entities for development purposes. At December 31, 2010, we have $1.5 million in outstanding letters of credit, none of which are reflected as liabilities on our balance sheet. We have no other off-balance sheet arrangements, as defined in Item 303 of Regulation S-K, other than those disclosed on the Contractual Obligations and Commitments table above, that have or are reasonably likely to have a current or future effect on our financial condition, results of operation or liquidity and capital resources.

Environmental

We paid approximately $0.6 million and $2.3 million in 2010 and 2009, respectively, related to environmental expenditures. We estimate 2011 expenditures of approximately $1.1 million. We estimate that the aggregate expenditures which need to be expended in 2011 and beyond with regard to currently identified environmental issues will not exceed approximately $3.4 million.

Inflation

For the last several years, inflation has not had a significant impact on the Company because of the relatively low inflation rates in our markets of operation. Most of our leases require the tenants to pay their share of operating expenses, including common area maintenance, real estate taxes and insurance, thereby reducing our exposure to increases in costs and operating expenses resulting from inflation. In addition, many of the outstanding leases expire within six years which may enable us to replace existing leases with new leases at higher base rentals if rents of existing leases are below the then-existing market rate.

Market Risk

The following discussion about our 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. Our business subjects us to market risk from interest rates, and to a much lesser extent, foreign currency fluctuations.

Interest Rate Risk

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 us at December 31, 2010 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, we also face 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, 2010, approximately $1,366.6 million (approximately 78.4% of total debt at December 31, 2010) of our debt was fixed rate debt and approximately $376.2 million (approximately 21.6% of total debt at December 31, 2010) was variable rate debt. Currently, we do 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 our earnings or cash flows. Conversely, for variable rate debt, changes in the base interest rate used to calculate the all-in interest rate generally do not impact the fair value of the debt, but would affect our 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 us until we are required to refinance such debt. See Note 6 to the Consolidated Financial Statements for a discussion of the maturity dates of our various fixed rate debt.

Based upon the amount of variable rate debt outstanding at December 31, 2010, a 10% increase or decrease in the interest rate on our variable rate debt would decrease or increase, respectively, future net income and cash flows by approximately $1.3 million per year. The foregoing calculation assumes an instantaneous increase or decrease in the rates applicable to the amount of borrowings outstanding under our Unsecured Credit Facility at December 31, 2010. Changes in LIBOR could result in a greater than 10% increase in such rates. In addition, the calculation does not account for our option to elect the lower of two different interest rates under our borrowings or other possible actions, such as prepayment, that we might take in response to any rate increase. A 10% increase in interest rates would decrease the fair value of the fixed rate debt at December 31, 2010 by approximately $42.4 million to $1,358.1 million. A 10% decrease in interest rates would increase the fair value of the fixed rate debt at December 31, 2010 by approximately $45.4 million to $1,445.9 million.

The use of derivative financial instruments allows us to manage risks of increases in interest rates with respect to the effect these fluctuations would have on our earnings and cash flows. As of December 31, 2010, we had one outstanding derivative with a notional amount of $50.0 million which mitigates our exposure to floating interest rates related to the reset rate of our Series F Preferred Stock (see Note 14 to the Consolidated Financial Statements).

Foreign Currency Exchange Rate Risk

Owning, operating and developing industrial property outside of the United States exposes us to the possibility of volatile movements in foreign exchange rates. Changes in foreign currencies can affect the operating results of international operations reported in U.S. dollars and the value of the foreign assets reported in U.S. dollars. The economic impact of foreign exchange rate movements is complex because such changes are often linked to variability in real growth, inflation, interest rates, governmental actions and other factors. At December 31, 2010, we owned several land parcels for which the U.S. dollar was not the functional currency. These land parcels are located in Ontario, Canada and use the Canadian dollar as their functional currency.

Subsequent Events

From January 1, 2011 to February 23, 2011, we sold five industrial properties comprising approximately 0.3 million square feet of GLA. Gross proceeds from the sale of the five industrial properties were approximately $7.7 million. There were no industrial properties acquired during this period.

On February 10, 2011, we prepaid and retired our secured mortgage debt maturing in September 2012 in the amount of $14.5 million, excluding a prepayment fee of $0.1 million.

On February 18, 2011, we entered into a loan commitment with a major life insurance company lender for mortgage loans, aggregating to $178.3 million. The closings of the mortgage loans are subject to lender due diligence and there can be no assurance that the mortgage loans will close or, if closed, will generate the anticipated proceeds. The mortgage loans are expected to be cross-collateralized by 32 industrial properties, have a term of seven years and bear interest at 4.45%.

Related Party Transactions

We periodically engage in transactions for which CB Richard Ellis, Inc. acts as a broker. A relative of Michael W. Brennan, the former President and Chief Executive Officer and a former director of the Company, is an employee of CB Richard Ellis, Inc. For the year ended December 31, 2008, this relative received approximately $0.1 million in brokerage commissions or other fees for transactions with the Company and the Joint Ventures.

Other

In July 2010, the FASB issued a new accounting standard that requires enhanced disclosures about financing receivables, including the allowance for credit losses, credit quality and impaired loans. This standard is effective for fiscal years ending after December 15, 2010. We adopted the standard in the fourth quarter 2010 and it did not have a material impact to our financial statements.

In June 2009, the FASB issued new guidance which revises and updates previously issued guidance related to variable interest entities. This new guidance, which became effective January 1, 2010, revises the previous guidance by eliminating the exemption for qualifying special purpose entities, by establishing a new approach for determining who should consolidate a variable-interest entity and by changing when it is necessary to reassess who should consolidate a variable- interest entity. We adopted this new guidance on January 1, 2010. However, the adoption of this guidance did not impact our financial position or 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 included in Item 15.

Item 9. ***Changes in and Disagreements with Accountants on Accounting and Financial Disclosure***

None.

Item 9A. ***Controls and Procedures***

Evaluation of Disclosure Controls and Procedures

We maintain disclosure controls and procedures that are designed to ensure that information required to be disclosed in our periodic reports pursuant to the Exchange Act is recorded, processed, summarized, and reported within the time periods specified in the SEC s rules and forms, and that such information is accumulated and communicated to our management, including our principal executive officer and principal financial officer, as appropriate, to allow timely decisions regarding required financial disclosure.

We carried out an evaluation, under the supervision and with the participation of our management, including the principal executive officer and principal financial officer, of the effectiveness of the design and operation of our disclosure controls and procedures pursuant to Exchange Act Rule 13a-15(b) as of the end of the period covered by this report. Based upon this evaluation, our principal executive officer and principal

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financial officer concluded that our disclosure controls and procedures were effective as of the end of the period covered by this report.

Management s Report on Internal Control Over Financial Reporting

Our management is responsible for establishing and maintaining adequate internal control over financial reporting. Our internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles.

Our management has assessed the effectiveness of our internal control over financial reporting as of December 31, 2010. In making its assessment of internal control over financial reporting, management used the criteria described in the Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission.

Our management has concluded that, as of December 31, 2010, our internal control over financial reporting was effective.

The effectiveness of our internal control over financial reporting as of December 31, 2010 has been audited by PricewaterhouseCoopers LLP, an independent registered public accounting firm, as stated in their report which appears herein within Item 15. See Report of Independent Registered Public Accounting Firm.

Changes in Internal Control Over Financial Reporting

There has been no change in our internal control over financial reporting that occurred during the fourth quarter of 2010 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

Item 9B. ***Other Information***

None.

PART III

Item 10, 11, 12, 13 and 14. ***Directors, Executive Officers and Corporate Governance, Executive Compensation, Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters, Certain Relationships and Related Transactions and Director Independence and Principal Accountant Fees and Services***

The information required by Item 10, Item 11, Item 12, Item 13 and Item 14 is hereby incorporated or furnished, solely to the extent required by such item, from the Company s definitive proxy statement, which is expected to be filed with the SEC no later than 120 days after the end of the Company s fiscal year. Information from the Company s definitive proxy statement shall not be deemed to be filed or soliciting material, or subject to liability for purposes of Section 18 of the Securities Exchange Act of 1934 to the maximum extent permitted under the Exchange Act.

PART IV

Item 15. ***Exhibits and Financial Statement Schedules***

(a) *Financial Statements, Financial Statement Schedule and Exhibits*

(1 & 2) See Index to Financial Statements and Financial Statement Schedule.

(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 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)
3.5	Articles Supplementary relating to the Company s 6.236% Series F Flexible Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
3.6	Articles Supplementary relating to the Company s 7.236% Series G Flexible Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 3.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
3.7	Articles Supplementary relating to the Company s Junior Participating Preferred Stock, $0.01 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)
3.8	Articles Supplementary relating to the Company s 7.25% Series J Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company filed January 17, 2006, File No. 1-13102)
3.9	Articles Supplementary relating to the Company s 7.25% Series K Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 1.6 of the Form 8-A of the Company, as filed on August 18, 2006, File No. 1-13102)
4.1	Deposit Agreement, dated May 27, 2004, by and among the Company, EquiServe Inc. and EquiServe Trust Company, N.A. and holders from time to time of Series F Depositary Receipts (incorporated by reference to Exhibit 4.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
4.2	Deposit Agreement, dated May 27, 2004, by and among the Company, EquiServe Inc. and EquiServe Trust Company, N.A. and holders from time to time of Series G Depositary Receipts (incorporated by reference to Exhibit 4.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
4.3	Remarketing Agreement, dated May 27,2004, relating to 50,000 depositary shares, each representing 1/100 of a share of the Series F Flexible Cumulative Redeemable Preferred Stock, by and among Lehman Brothers Inc., the Company and First Industrial, L.P. (incorporated by reference to Exhibit 1.2 of the Form 8-K of the Company, dated May 27, 2004, File No. 1-13102)
4.4	Remarketing Agreement, dated May 27,2004, relating to 25,000 depositary shares, each representing 1/100 of a share of the Series G Flexible Cumulative Redeemable Preferred Stock, by and among Lehman Brothers Inc., the Company and First Industrial, L.P. (incorporated by reference to Exhibit 1.3 of the Form 8-K of the Company, dated May 27, 2004, File No. 1-13102)
4.5	Deposit Agreement, dated January 13,2006, by and among the Company, Computershare Shareholder Services, Inc. and Computershare Trust Company, N.A., as depositary, and holders from time to time of

	Series J Depositary Receipts (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, filed January 17, 2006, File No. 1-13102)
4.6	Deposit Agreement, dated August 21, 2006, by and among the Company, Computershare Shareholder Services, Inc. and Computershare Trust Company, N.A., as depositary, and holders from time to time of Series K Depositary Receipts (incorporated by reference to Exhibit 1.7 of the Form 8-A of the Company, as filed on August 18, 2006, File No. 1-13102)

Exhibits	Description
4.7	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)
4.8	Supplemental Indenture No. 1, dated as of May 13, 1997, between First Industrial, L.P. and First Trust National Association as Trustee relating to $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)
4.9	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)
4.10	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)
4.11	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)
4.12	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)
4.13	Supplemental Indenture No. 5, dated as of July 14, 1998, between First Industrial, L.P. and U.S. Bank Trust National Association, relating to First Industrial, L.P. s 7.60% Notes due July 15, 2028 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated July 15, 1998, File No. 333-21873)
4.14	Supplemental Indenture No. 7 dated as of April 15, 2002, between First Industrial, L.P. and U.S. Bank National Association, relating to First Industrial, L.P. s 6.875% Notes due 2012 and 7.75% Notes due 2032 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated April 4, 2002, File No. 333-21873)
4.15	Form of 6.875% Notes due in 2012 in the 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 April 4, 2002, File No. 333-21873)
4.16	Form of 7.75% Notes due 2032 in the principal amount of $50.0 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.3 of the Form 8-K of First Industrial, L.P., dated April 4, 2002, File No. 333-21873)
4.17	Supplemental Indenture No. 8, dated as of May 17, 2004, relating to 6.42% Senior Notes due June 1, 2014, by and between First Industrial, L.P. and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P., dated May 27, 2004, File No. 333-21873)
4.18	Supplemental Indenture No. 10, dated as of January 10, 2006, relating to 5.75% Senior Notes due 2016, by and between the Operating Partnership and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company, filed January 11, 2006, File No. 1-13102)
4.19	Indenture dated as of September 25, 2006 among First Industrial, L.P., as issuer, the Company, as guarantor, and U.S. Bank National Association, as trustee (incorporated by reference to Exhibit 4.1 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)
4.20	Form of 4.625% Exchangeable Senior Note due 2011 (incorporated by reference to Exhibit 4.2 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)

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Exhibits	Description
4.21	Registration Rights Agreement dated September 25, 2006 among the Company, First Industrial, L.P. and the Initial Purchasers named therein (incorporated by reference to Exhibit 10.1 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)
4.22	Supplemental Indenture No. 11, dated as of May 7, 2007, relating to 5.95% Senior Notes due 2017, by and between the Operating Partnership and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company, filed May 5, 2007, File No. 1-13102)
10.1	Eleventh Amended and Restated Partnership Agreement of First Industrial, L.P. dated August 21, 2006 (the LP Agreement) (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company, filed August 22, 2006, File No. 1-13102)
10.2	Sales Agreement by and among the Company, First Industrial, L.P. and Cantor Fitzgerald & Co. dated September 16, 2004 (incorporated by reference to Exhibit 1.1 of the Form 8-K of the Company, dated September 16, 2004, File No. 1-13102)
10.3	Non-Competition Agreement between Jay H. Shidler and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.16 of the Company s Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
10.4	Form of Non-Competition Agreement between each of Michael T. Tomasz, Paul T. Lambert, Michael J. Havala, Michael W. Brennan, Michael G. Damone, Duane H. Lund, and Johannson L. Yap and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.14 to the Company s Registration Statement on Form S-11, File No. 33-77804)
10.5	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)
10.6	First Industrial Realty Trust, Inc. Deferred Income Plan (incorporated by reference to Exhibit 10 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1996, File No. 1-13102)
10.7	Contribution Agreement, dated March 19, 1996, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, dated April 3, 1996, File No. 1-13102)
10.8	Contribution Agreement, dated January 31, 1997, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.58 of the Company s Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
10.9	Separation and Release Agreement between First Industrial Realty Trust, Inc. and Michael W. Brennan dated November 26, 2008 (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company filed November 28, 2008, File No. 1-13102)
10.10	1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.62 of the Company s Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
10.11	2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.34 of the Company s Annual Report on Form 10-K for the year ended December 31, 2001, File No. 1-13102)
10.12	Separation and Release Agreement between First Industrial Realty Trust, Inc. and Michael J. Havala dated December 22, 2008 (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed December 23, 2008, File No. 1-13102)
10.13	Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Johannson L. Yap (incorporated by reference to Exhibit 10.2 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
10.14	Separation and Release Agreement between First Industrial Realty Trust, Inc. and David P. Draft dated November 25, 2008 (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed November 28, 2008, File No. 1-13102)
10.15	

	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.16	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.17	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.5 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)

Exhibits	Description
10.18	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.6 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.19	Sixth Amended and Restated Unsecured Revolving Credit and Term Loan Agreement dated as of October 22, 2010 among the First Industrial, L.P., First Industrial Realty Trust, Inc., JP Morgan Chase Bank, N.A. and the other lenders thereunder (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed October 25, 2010, File No. 1-13102)
10.20	Form of Restricted Stock Agreement (Director s Annual Retainer) (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed May 19, 2006, File No. 1-13102)
10.21	Amendment No. 1 to the Company s 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2006, File No. 1-13102)
10.22	Amendment No. 2 to the Company s 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2007, File No. 1-13102)
10.23	Amendment No. 1 to the Company s 1994 Stock Incentive Plan (incorporated by reference to Exhibit 10.24 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.24	Amendment No. 1 to the Company s 1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.25 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.25	Form of Director Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.26 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.26	Form of Director Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.27 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.27	Form of Employee Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.28 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.28	Form of Employee Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.29 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.29	Amendment No. 3 to the Company s 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 2008, File No. 1-13102)
10.30	Form of Employee Restricted Stock Unit Award Agreement (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 2008, File No. 1-13102)
10.31	First Amendment, dated as of December 29, 2008, to Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Johannson L. Yap (incorporated by reference to Exhibit 10.33 of the Company s Annual Report on Form 10-K for the year ended December 31, 2008, File No. 1-13102)
10.32	Employment Agreement dated as of January 9, 2009 among First Industrial Realty Trust, Inc., First Industrial L.P. and Bruce W. Duncan (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed January 12, 2009, File No. 1-13102)
10.33	Restricted Stock Unit Award Agreement dated as of January 9, 2009 between First Industrial Realty Trust, Inc. and Bruce W. Duncan (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company filed January 12, 2009, File No. 1-13102)
10.34	2009 Stock Incentive Plan (incorporated by reference to Exhibit 10.1 of the Company s Form 10-Q for the period ended June 30, 2009, File No. 1-13102)

Exhibits	Description
10.35	Form of Employee Restricted Stock Unit Award Agreement (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company filed July 15, 2009, File No. 1-13102)
10.36	Amendment No. 1, dated as of February 5, 2009, to the Restricted Stock Unit Award Agreement, dated as of January 9, 2009, by and between First Industrial Realty Trust, Inc. and Bruce W. Duncan (incorporated by reference to Exhibit 10.1 of the Company s Form 10-Q for the period ended March 31, 2009, File No. 1-13102)
10.37	Form of Employee Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed March 4, 2010, File No. 1-13102)
10.38	Distribution Agreement among the First Industrial Realty Trust, Inc., First Industrial, L.P. and J.P. Morgan Securities Inc. dated May 4, 2010 (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed May 4, 2010, File No. 1-13102)
10.39	Form of Employee Service Based Bonus Agreement (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed July 7, 2010, File No. 1-13102)
21.1*	Subsidiaries of the Registrant
23*	Consent of PricewaterhouseCoopers LLP
31.1*	Certification of Principal Executive Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended
31.2*	Certification of Principal Financial Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended
32**	Certification of the Principal Executive Officer and Principal Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002

* Filed herewith.

** Furnished herewith.

Indicates a compensatory plan or arrangement contemplated by Item 15 a (3) of Form 10-K.

EXHIBIT INDEX

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 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)
3.5	Articles Supplementary relating to the Company s 6.236% Series F Flexible Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
3.6	Articles Supplementary relating to the Company s 7.236% Series G Flexible Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 3.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
3.7	Articles Supplementary relating to the Company s Junior Participating Preferred Stock, $0.01 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)
3.8	Articles Supplementary relating to the Company s 7.25% Series J Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company filed January 17, 2006, File No. 1-13102)
3.9	Articles Supplementary relating to the Company s 7.25% Series K Cumulative Redeemable Preferred Stock, $0.01 par value (incorporated by reference to Exhibit 1.6 of the Form 8-A of the Company, as filed on August 18, 2006, File No. 1-13102)
4.1	Deposit Agreement, dated May 27, 2004, by and among the Company, EquiServe Inc. and EquiServe Trust Company, N.A. and holders from time to time of Series F Depositary Receipts (incorporated by reference to Exhibit 4.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
4.2	Deposit Agreement, dated May 27, 2004, by and among the Company, EquiServe Inc. and EquiServe Trust Company, N.A. and holders from time to time of Series G Depositary Receipts (incorporated by reference to Exhibit 4.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
4.3	Remarketing Agreement, dated May 27,2004, relating to 50,000 depositary shares, each representing 1/100 of a share of the Series F Flexible Cumulative Redeemable Preferred Stock, by and among Lehman Brothers Inc., the Company and First Industrial, L.P. (incorporated by reference to Exhibit 1.2 of the Form 8-K of the Company, dated May 27, 2004, File No. 1-13102)
4.4	Remarketing Agreement, dated May 27,2004, relating to 25,000 depositary shares, each representing 1/100 of a share of the Series G Flexible Cumulative Redeemable Preferred Stock, by and among Lehman Brothers Inc., the Company and First Industrial, L.P. (incorporated by reference to Exhibit 1.3 of the Form 8-K of the Company, dated May 27, 2004, File No. 1-13102)
4.5	Deposit Agreement, dated January 13,2006, by and among the Company, Computershare Shareholder Services, Inc. and Computershare Trust Company, N.A., as depositary, and holders from time to time of

	Series J Depositary Receipts (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, filed January 17, 2006, File No. 1-13102)
4.6	Deposit Agreement, dated August 21, 2006, by and among the Company, Computershare Shareholder Services, Inc. and Computershare Trust Company, N.A., as depositary, and holders from time to time of Series K Depositary Receipts (incorporated by reference to Exhibit 1.7 of the Form 8-A of the Company, as filed on August 18, 2006, File No. 1-13102)

Exhibits	Description
4.7	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)
4.8	Supplemental Indenture No. 1, dated as of May 13, 1997, between First Industrial, L.P. and First Trust National Association as Trustee relating to $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)
4.9	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)
4.10	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)
4.11	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)
4.12	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)
4.13	Supplemental Indenture No. 5, dated as of July 14, 1998, between First Industrial, L.P. and U.S. Bank Trust National Association, relating to First Industrial, L.P. s 7.60% Notes due July 15, 2028 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated July 15, 1998, File No. 333-21873)
4.14	Supplemental Indenture No. 7 dated as of April 15, 2002, between First Industrial, L.P. and U.S. Bank National Association, relating to First Industrial, L.P. s 6.875% Notes due 2012 and 7.75% Notes due 2032 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated April 4, 2002, File No. 333-21873)
4.15	Form of 6.875% Notes due in 2012 in the 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 April 4, 2002, File No. 333-21873)
4.16	Form of 7.75% Notes due 2032 in the principal amount of $50.0 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.3 of the Form 8-K of First Industrial, L.P., dated April 4, 2002, File No. 333-21873)
4.17	Supplemental Indenture No. 8, dated as of May 17, 2004, relating to 6.42% Senior Notes due June 1, 2014, by and between First Industrial, L.P. and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P., dated May 27, 2004, File No. 333-21873)
4.18	Supplemental Indenture No. 10, dated as of January 10, 2006, relating to 5.75% Senior Notes due 2016, by and between the Operating Partnership and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company, filed January 11, 2006, File No. 1-13102)
4.19	Indenture dated as of September 25, 2006 among First Industrial, L.P., as issuer, the Company, as guarantor, and U.S. Bank National Association, as trustee (incorporated by reference to Exhibit 4.1 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)
4.20	Form of 4.625% Exchangeable Senior Note due 2011 (incorporated by reference to Exhibit 4.2 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)

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Exhibits	Description
4.21	Registration Rights Agreement dated September 25, 2006 among the Company, First Industrial, L.P. and the Initial Purchasers named therein (incorporated by reference to Exhibit 10.1 of the current report on Form 8-K of First Industrial, L.P. dated September 25, 2006, File No. 333-21873)
4.22	Supplemental Indenture No. 11, dated as of May 7, 2007, relating to 5.95% Senior Notes due 2017, by and between the Operating Partnership and U.S. Bank National Association (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company, filed May 5, 2007, File No. 1-13102)
10.1	Eleventh Amended and Restated Partnership Agreement of First Industrial, L.P. dated August 21, 2006 (the LP Agreement) (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company, filed August 22, 2006, File No. 1-13102)
10.2	Sales Agreement by and among the Company, First Industrial, L.P. and Cantor Fitzgerald & Co. dated September 16, 2004 (incorporated by reference to Exhibit 1.1 of the Form 8-K of the Company, dated September 16, 2004, File No. 1-13102)
10.3	Non-Competition Agreement between Jay H. Shidler and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.16 of the Company s Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
10.4	Form of Non-Competition Agreement between each of Michael T. Tomasz, Paul T. Lambert, Michael J. Havala, Michael W. Brennan, Michael G. Damone, Duane H. Lund, and Johannson L. Yap and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.14 to the Company s Registration Statement on Form S-11, File No. 33-77804)
10.5	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)
10.6	First Industrial Realty Trust, Inc. Deferred Income Plan (incorporated by reference to Exhibit 10 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1996, File No. 1-13102)
10.7	Contribution Agreement, dated March 19, 1996, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, dated April 3, 1996, File No. 1-13102)
10.8	Contribution Agreement, dated January 31, 1997, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.58 of the Company s Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
10.9	Separation and Release Agreement between First Industrial Realty Trust, Inc. and Michael W. Brennan dated November 26, 2008 (incorporated by reference to Exhibit 10.2 of the Form 8-K of the Company filed November 28, 2008, File No. 1-13102)
10.10	1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.62 of the Company s Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
10.11	2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.34 of the Company s Annual Report on Form 10-K for the year ended December 31, 2001, File No. 1-13102)
10.12	Separation and Release Agreement between First Industrial Realty Trust, Inc. and Michael J. Havala dated December 22, 2008 (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed December 23, 2008, File No. 1-13102)
10.13	Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Johannson L. Yap (incorporated by reference to Exhibit 10.2 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
10.14	Separation and Release Agreement between First Industrial Realty Trust, Inc. and David P. Draft dated November 25, 2008 (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed November 28, 2008, File No. 1-13102)
10.15	

	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.16	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.17	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.5 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)

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Exhibits	Description
10.18	Form of Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.6 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2004, File No. 1-13102)
10.19	Sixth Amended and Restated Unsecured Revolving Credit and Term Loan Agreement dated as of October 22, 2010 among First Industrial, L.P., First Industrial Realty Trust, Inc., JP Morgan Chase Bank, N.A. and the other lenders thereunder (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed October 25, 2010, File No. 1-13102)
10.20	Form of Restricted Stock Agreement (Director s Annual Retainer) (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed May 19, 2006, File No. 1-13102)
10.21	Amendment No. 1 to the Company s 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2006, File No. 1-13102)
10.22	Amendment No. 2 to the Company s 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2007, File No. 1-13102)
10.23	Amendment No. 1 to the Company s 1994 Stock Incentive Plan (incorporated by reference to Exhibit 10.24 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.24	Amendment No. 1 to the Company s 1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.25 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.25	Form of Director Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.26 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.26	Form of Director Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.27 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.27	Form of Employee Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.28 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
10.28	Form of Employee Restricted Stock Award Agreement (incorporated by reference to Exhibit 10.29 of the Company s Annual Report on Form 10-K for the year ended December 31, 2007, File No. 1-13102)
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10.32	Employment Agreement dated as of January 9, 2009 among First Industrial Realty Trust, Inc., First Industrial L.P. and Bruce W. Duncan (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company filed January 12, 2009, File No. 1-13102)
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Exhibits	Description
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31.1*	Certification of Principal Executive Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended
31.2*	Certification of Principal Financial Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended
32**	Certification of the Principal Executive Officer and Principal Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002

* Filed herewith.

** Furnished herewith.

Indicates a compensatory plan or arrangement contemplated by Item 15 a (3) of Form 10-K.

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FIRST INDUSTRIAL REALTY TRUST, INC.

INDEX TO FINANCIAL STATEMENTS AND FINANCIAL STATEMENT SCHEDULE

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Report of Independent Registered Public Accounting Firm

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

In our opinion, the consolidated financial statements listed in the index appearing under Item 15(a) (1) present fairly, in all material respects, the financial position of First Industrial Realty Trust, Inc. and its subsidiaries (the Company) at December 31, 2010 and 2009, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2010 in conformity with accounting principles generally accepted in the United States of America. In addition, in our opinion, the financial statement schedule listed in the index appearing under Item 15(a)(2) presents fairly, in all material respects, the information set forth therein when read in conjunction with the related consolidated financial statements. Also in our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2010, based on criteria established in *Internal Control Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). The Company s management is responsible for these financial statements and financial statement schedule, for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in Management s Report on Internal Control Over Financial Reporting appearing under Item 9A. Our responsibility is to express opinions on these financial statements, on the financial statement schedule, and on the Company s internal control over financial reporting based on our integrated audits. We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement and whether effective internal control over financial reporting was maintained in all material respects. Our audits of the financial statements included 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. Our audit of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audits also included performing such other procedures as we considered necessary in the circumstances. We believe that our audits provide a reasonable basis for our opinions.

A company s internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company s internal control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company s assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ PricewaterhouseCoopers LLP

Chicago, Illinois
February 23, 2011

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FIRST INDUSTRIAL REALTY TRUST, INC.

CONSOLIDATED BALANCE SHEETS

	December 31, 2010	December 31, 2009
	(In thousands except share and per share data)	
ASSETS		
Assets:		
Investment in Real Estate:		
Land	$ 554,829	$ 751,479
Buildings and Improvements	2,061,266	2,543,573
Construction in Progress	2,672	24,712
Less: Accumulated Depreciation	(509,634)	(594,895)
Net Investment in Real Estate	2,109,133	2,724,869
Real Estate and Other Assets Held for Sale, Net of Accumulated Depreciation and Amortization of $165,211 and $3,341 at December 31, 2010 and December 31, 2009, respectively	392,291	37,305
Cash and Cash Equivalents	25,963	182,943
Restricted Cash	117	102
Tenant Accounts Receivable, Net	3,064	2,243
Investments in Joint Ventures	2,451	8,788
Deferred Rent Receivable, Net	37,878	39,220
Deferred Financing Costs, Net	15,351	15,333
Deferred Leasing Intangibles, Net	39,718	60,160
Prepaid Expenses and Other Assets, Net	124,088	133,623
Total Assets	$ 2,750,054	$ 3,204,586
LIABILITIES AND EQUITY		
Liabilities:		
Mortgage and Other Loans Payable, Net	$ 486,055	$ 402,974
Senior Unsecured Debt, Net	879,529	1,140,114
Unsecured Credit Facility	376,184	455,244
Mortgage Loan Payable on Real Estate Held for Sale, Net, Inclusive of $6 of Accrued Interest at December 31, 2010	1,014	
Accounts Payable, Accrued Expenses and Other Liabilities, Net	67,326	81,136
Deferred Leasing Intangibles, Net	18,519	24,754
Rents Received in Advance and Security Deposits	27,367	26,117
Leasing Intangibles Held for Sale, Net of Accumulated Amortization of $2,668 and $0 at December 31, 2010 and December 31, 2009, respectively	1,916	
Total Liabilities	1,857,910	2,130,339

Commitments and Contingencies		
Equity:		
First Industrial Realty Trust Inc. s Stockholders Equity:		
Preferred Stock ($0.01 par value, 10,000,000 shares authorized, 500, 250, 600, and 200 shares of Series F, G, J, and K Cumulative Preferred Stock, respectively, issued and outstanding at December 31, 2010 and December 31, 2009, having a liquidation preference of $100,000 per share ($50,000), $100,000 per share ($25,000), $250,000 per share ($150,000), and $250,000 per share ($50,000), respectively)		
Common Stock ($0.01 par value, 100,000,000 shares authorized, 73,165,410 and 66,169,328 shares issued and 68,841,296 and 61,845,214 shares outstanding at December 31, 2010 and December 31, 2009, respectively)	732	662
Additional Paid-in-Capital	1,608,014	1,551,218
Distributions in Excess of Accumulated Earnings	(606,511)	(384,013)
Accumulated Other Comprehensive Loss	(15,339)	(18,408)
Treasury Shares at Cost (4,324,114 shares at December 31, 2010 and December 31, 2009)	(140,018)	(140,018)
Total First Industrial Realty Trust, Inc. s Stockholders Equity	846,878	1,009,441
Noncontrolling Interest	45,266	64,806
Total Equity	892,144	1,074,247
Total Liabilities and Equity	$ 2,750,054	$ 3,204,586

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

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FIRST INDUSTRIAL REALTY TRUST, INC.

CONSOLIDATED STATEMENTS OF OPERATIONS

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
	(In thousands except per share data)		
Revenues:			
Rental Income	$ 216,937	$ 220,438	$ 208,041
Tenant Recoveries and Other Income	70,735	76,443	88,411
Construction Revenues	869	54,957	147,299
Total Revenues	288,541	351,838	443,751
Expenses:			
Property Expenses	94,725	97,427	93,108
General and Administrative	26,589	37,835	84,896
Restructuring Costs	1,858	7,806	27,349
Impairment of Real Estate	35,853	5,617	
Depreciation and Other Amortization	111,517	114,392	115,719
Construction Expenses	507	52,720	139,539
Total Expenses	271,049	315,797	460,611
Other Income (Expense):			
Interest Income	4,364	3,084	3,690
Interest Expense	(106,102)	(114,919)	(112,642)
Amortization of Deferred Financing Costs	(3,473)	(3,030)	(2,840)
Mark-to-Market (Loss) Gain on Interest Rate Protection Agreements	(1,107)	3,667	(3,073)
(Loss) Gain From Early Retirement of Debt	(4,304)	34,562	2,749
Foreign Currency Exchange Loss, Net	(190)		
Total Other Income (Expense)	(110,812)	(76,636)	(112,116)
Loss from Continuing Operations Before Gain on Sale of Joint Venture Interests, Equity in Income (Loss) of Joint Ventures and Income Tax (Provision) Benefit	(93,320)	(40,595)	(128,976)
Gain on Sale of Joint Venture Interests	11,226		
Equity in Income (Loss) of Joint Ventures	675	(6,470)	(33,178)
Income Tax (Provision) Benefit	(2,963)	25,163	13,237
Loss from Continuing Operations	(84,382)	(21,902)	(148,917)
(Loss) Income from Discontinued Operations (Including Gain on Sale of Real Estate of $11,092, $24,206, and $172,167 for the Years Ended December 31, 2010, 2009 and 2008, respectively)	(137,754)	27,681	188,444

Provision for Income Taxes Allocable to Discontinued Operations (including $0, $1,462, and $3,732 allocable to Gain on Sale of Real Estate for the Years Ended December 31, 2010, 2009 and 2008, respectively)		(1,824)	(5,166)
(Loss) Income Before Gain on Sale of Real Estate	(222,136)	3,955	34,361
Gain on Sale of Real Estate	859	374	12,008
Provision for Income Taxes Allocable to Gain on Sale of Real Estate	(342)	(143)	(3,782)
Net (Loss) Income	(221,619)	4,186	42,587
Less: Net Loss (Income) Attributable to the Noncontrolling Interest	18,798	1,547	(2,990)
Net (Loss) Income Attributable to First Industrial Realty Trust, Inc.	(202,821)	5,733	39,597
Less: Preferred Dividends	(19,677)	(19,516)	(19,428)
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders and Participating Securities	$ (222,498)	$ (13,783)	$ 20,169
Basic and Diluted Earnings Per Share:			
Loss from Continuing Operations Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (1.52)	$ (0.76)	$ (3.25)
(Loss) Income from Discontinued Operations Attributable to First Industrial Realty Trust, Inc. s Common Stockholders	$ (2.02)	$ 0.48	$ 3.66
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (3.53)	$ (0.28)	$ 0.41
Distributions Per Share	$ 0.00	$ 0.00	$ 2.41
Weighted Average Shares Outstanding	62,953	48,695	43,193

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

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FIRST INDUSTRIAL REALTY TRUST, INC.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
		(Dollars in thousands)	
Net (Loss) Income	$ (221,619)	$ 4,186	$ 42,587
Mark-to-Market on Interest Rate Protection Agreements, Net of Income Tax (Provision) Benefit of $(414), $(450) and $610 for the years ended December 31, 2010, 2009 and 2008, respectively	990	(383)	(8,676)
Amortization of Interest Rate Protection Agreements	2,108	796	(792)
Write-off of Unamortized Settlement Amounts of Interest Rate Protection Agreements	(182)	523	831
Foreign Currency Translation Adjustment, Net of Tax Benefit (Provision) of $299, $(2,817) and $3,498 for the years ended December 31, 2010, 2009 and 2008, respectively	563	1,503	(2,792)
Comprehensive (Loss) Income	(218,140)	6,625	31,158
Comprehensive Loss (Income) Attributable to Noncontrolling Interest	18,527	1,299	(1,599)
Comprehensive (Loss) Income Attributable to First Industrial Realty Trust, Inc.	$ (199,613)	$ 7,924	$ 29,559

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

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FIRST INDUSTRIAL REALTY TRUST, INC.

CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS EQUITY

	Common Stock	Additional Paid-in Capital	Treasury Shares At Cost	Distributions in Excess of Earnings	Accumulated Other Comprehensive Loss	Noncontrolling Interest	Total
Balance as of December 31, 2007	$ 480	$ 1,362,375	$ (140,018)	$ (283,268)	$ (9,630)	$ 150,117	$ 1,080,056
Issuance of Common Stock, Net of Issuance Costs		(147)					(147)
Stock Based Compensation Activity	4	21,221		(266)			20,959
Conversion of Units to Common Stock	6	14,575				(14,581)	
Preferred Dividends				(19,428)			(19,428)
Distributions				(106,864)		(15,018)	(121,882)
Other Comprehensive Income:							
Net Income				39,597		2,990	42,587
Other Comprehensive Loss					(10,038)	(1,391)	(11,429)
Total Other Comprehensive Income							31,158
Balance as of December 31, 2008	$ 490	$ 1,398,024	$ (140,018)	$ (370,229)	$ (19,668)	$ 122,117	$ 990,716
Issuance of Common Stock, Net of Issuance Costs	169	83,626					83,795
Stock Based Compensation Activity	(1)	12,662		(1)			12,660
Conversion of Units to Common Stock	4	7,813				(7,817)	
Reallocation Additional Paid in Capital		49,126				(49,126)	
		(33)					(33)

Repurchase of Equity Component of Exchangeable Note							
Preferred Dividends				(19,516)			(19,516)
Other Comprehensive Income:							
Net Income (Loss)				5,733		(1,547)	4,186
Reallocation Other Comprehensive Income					(931)	931	
Other Comprehensive Income					2,191	248	2,439
Total Other Comprehensive Income							6,625
Balance as of December 31, 2009	$ 662	$ 1,551,218	$ (140,018)	$ (384,013)	$ (18,408)	$ 64,806	$ 1,074,247
Issuance of Common Stock, Net of Issuance Costs	64	49,909					49,973
Stock Based Compensation Activity	5	5,736					5,741
Conversion of Units to Common Stock	1	315				(316)	
Reallocation Additional Paid in Capital		836				(836)	
Preferred Dividends				(19,677)			(19,677)
Other Comprehensive Loss:							
Net Loss				(202,821)		(18,798)	(221,619)
Reallocation Other Comprehensive Income					(139)	139	
Other Comprehensive Income					3,208	271	3,479
Total Other Comprehensive Loss							(218,140)
Balance as of December 31, 2010	$ 732	$ 1,608,014	$ (140,018)	$ (606,511)	$ (15,339)	$ 45,266	$ 892,144

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

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FIRST INDUSTRIAL REALTY TRUST, INC.

CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
CASH FLOWS FROM OPERATING ACTIVITIES:			
Net (Loss) Income	$ (221,619)	$ 4,186	$ 42,587
Adjustments to Reconcile Net (Loss) Income to Net Cash Provided by Operating Activities:			
Depreciation	104,175	112,241	114,925
Amortization of Deferred Financing Costs	3,473	3,030	2,840
Other Amortization	41,024	52,646	72,035
Impairment of Real Estate	194,552	6,934	
Provision for Bad Debt	1,880	3,259	3,346
Mark-to-Market Loss (Gain) on Interest Rate Protection Agreements	1,107	(3,667)	3,073
Loss (Gain) on Early Retirement of Debt	4,304	(34,562)	(2,749)
Gain on Sale of Joint Venture Interest	(11,226)		
Operating Distributions Received in Excess of Equity in (Income) Loss of Joint Ventures	2,357	8,789	34,698
Decrease in Developments for Sale Costs		812	1,527
Gain on Sale of Real Estate	(11,951)	(24,580)	(184,175)
(Increase) Decrease in Tenant Accounts Receivable, Prepaid Expenses and Other Assets, Net	(1,580)	51,641	(12,665)
Increase in Deferred Rent Receivable	(7,041)	(8,350)	(7,189)
Decrease in Accounts Payable, Accrued Expenses, Other Liabilities, Rents Received in Advance and Security Deposits	(9,411)	(27,631)	(216)
(Increase) Decrease in Restricted Cash	(15)	7	90
Payments of Premiums and Discounts Associated with Senior Unsecured Debt	(6,840)	(2,576)	
Cash Book Overdraft.			3,058
Net Cash Provided by Operating Activities	83,189	142,179	71,185
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchases of and Additions to Investment in Real Estate and Lease Costs	(89,736)	(75,947)	(583,414)
Net Proceeds from Sales of Investments in Real Estate	68,046	74,982	502,929
Contributions to and Investments in Joint Ventures	(777)	(3,742)	(17,327)
Distributions and Sale Proceeds from Joint Venture Interests	11,519	6,333	20,985
Funding of Notes Receivable			(10,325)
Repayment of Notes Receivable	1,460	3,151	68,722
Increase in Lender Escrows	(435)		
Decrease in Restricted Cash			24,704

Net Cash (Used in) Provided by Investing Activities	(9,923)	4,777	6,274
CASH FLOWS FROM FINANCING ACTIVITIES:			
Debt and Equity Issuance Costs	(4,544)	(8,322)	(400)
Proceeds from the Issuance of Common Stock	50,087	84,465	174
Repurchase and Retirement of Restricted Stock	(298)	(739)	(4,847)
Payments on Interest Rate Swap Agreement	(450)	(320)	
Settlement of Interest Rate Protection Agreements		(7,491)	
Repayments of Senior Unsecured Debt	(259,018)	(336,196)	(32,525)
Dividends/Distributions		(12,614)	(145,347)
Preferred Stock Dividends	(19,677)	(20,296)	(19,428)
Repayments on Mortgage Loans Payable	(20,872)	(13,513)	(3,271)
Proceeds from Origination of Mortgage Loans Payable	105,580	339,783	
Proceeds from Unsecured Credit Facility	69,097	180,000	550,920
Repayments on Unsecured Credit Facility	(149,280)	(172,000)	(425,030)
Costs Associated with the Early Retirement of Debt	(1,008)		
Repurchase of Equity Component Exchangeable Notes		(33)	
Net Cash (Used in) Provided by Financing Activities	(230,383)	32,724	(79,754)
Net Effect of Exchange Rate Changes on Cash and Cash Equivalents	137	81	(280)
Net (Decrease) Increase in Cash and Cash Equivalents	(157,117)	179,680	(2,295)
Cash and Cash Equivalents, Beginning of Year	182,943	3,182	5,757
Cash and Cash Equivalents, End of Year	$ 25,963	$ 182,943	$ 3,182

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

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(Dollars in thousands except share and per share data)

1. Organization and Formation of Company

First Industrial Realty Trust, Inc. (the Company) was organized in the state of Maryland on August 10, 1993. The Company is a real estate investment trust (REIT) as defined in the Internal Revenue Code of 1986 (the Code). Unless the context otherwise requires, the terms Company, we, us, and our refer to First Industrial Realty Trust, Inc., First Industrial, L.P. and their other controlled subsidiaries. We refer to our operating partnership, First Industrial, L.P., as the Operating Partnership. Effective September 1, 2009, our taxable real estate investment trust subsidiary, First Industrial Investment, Inc. (the old TRS) merged into First Industrial Investment II, LLC (FI LLC), which is wholly owned by the Operating Partnership. Immediately thereafter, certain assets and liabilities of FI LLC were contributed to a new subsidiary, FR Investment Properties, LLC (FRIP). FRIP is 1% owned by FI LLC and 99% owned by a new taxable real estate investment trust subsidiary, First Industrial Investment Properties, Inc. (the new TRS, which, collectively with the old TRS and certain wholly owned taxable real estate investment trust subsidiaries of FI LLC, will be referred to as the TRSs), which is wholly owned by FI LLC (see Note 10).

We began operations on July 1, 1994. Our operations are conducted primarily through the Operating Partnership, of which we are the sole general partner, and through the old TRS prior to September 1, 2009, and through FI LLC, the new TRS and FRIP subsequent to September 1, 2009. We also conduct operations through other partnerships, corporations, and limited liability companies, the operating data of which, together with that of the Operating Partnership, FI LLC, FRIP and the TRSs, is consolidated with that of the Company as presented herein.

We also own noncontrolling equity interests in, and provide various services to, two joint ventures (the 2003 Net Lease Joint Venture and the 2007 Europe Joint Venture). During 2010, we provided various services to, and ultimately disposed our equity interests in, five joint ventures (the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Net Lease Co-Investment Program, the 2006 Land/Development Joint Venture, and the 2007 Canada Joint Venture; together with the 2003 Net Lease Joint Venture and the 2007 Europe Joint Venture, the Joint Ventures). The Joint Ventures are accounted for under the equity method of accounting. Accordingly, the operating data of our Joint Ventures is not consolidated with that of the Company as presented herein. On May 25, 2010, we sold our interests in the 2006 Net Lease Co-Investment Program to our joint venture partner. On August 5, 2010, we sold our interest in the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner. The 2007 Europe Joint Venture does not own any properties. See Note 5 to the Consolidated Financial Statements for more information on the Joint Ventures.

As of December 31, 2010, we owned 775 industrial properties located in 28 states in the United States and one province in Canada, containing an aggregate of approximately 68.6 million square feet of gross leasable area (GLA).

Any references to the number of buildings and square footage in the financial statement footnotes are unaudited.

2. Basis of Presentation

First Industrial Realty Trust, Inc. is the sole general partner of the Operating Partnership, with an approximate 92.8% and 92.0% common ownership interest at December 31, 2010 and 2009, respectively. Noncontrolling interest at December 31, 2010 and 2009 represents the approximate 7.2% and 8.0%, respectively, aggregate partnership interest in the Operating Partnership held by the limited partners thereof.

Our consolidated financial statements at December 31, 2010 and 2009 and for each of the years ended December 31, 2010, 2009 and 2008 include the accounts and operating results of the Company and our

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

subsidiaries. Such financial statements present our noncontrolling equity interests in our Joint Ventures under the equity method of accounting. All intercompany transactions have been eliminated in consolidation.

3. Summary of Significant Accounting Policies

In order to conform with generally accepted accounting principles, we are required in preparation of our financial statements 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, 2010 and 2009, and the reported amounts of revenues and expenses for each of the years ended December 31, 2010, 2009 and 2008. 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 term maturity of these investments. At December 31, 2010, approximately $1,000 is subject to a compensating balance arrangement. The related balance, however, is not subject to any withdrawal restrictions.

Restricted Cash

At December 31, 2010 and 2009, restricted cash includes cash held in escrow in connection with mortgage debt requirements. The carrying amount approximates fair value due to the short term maturity of these investments.

Investment in Real Estate and Depreciation

Investment in Real Estate is carried at cost. We review our properties on a periodic basis for impairment and provide a provision if impairments are found. To determine if an impairment may exist, we review our properties and identify those that have had either an event of change or event of circumstances warranting further assessment of recoverability (such as a decrease in occupancy). If further assessment of recoverability is needed, we estimate the future net cash flows expected to result from the use of the property and its eventual disposition, on an individual property basis. If the sum of the expected future net cash flows (undiscounted and without interest charges) is less than the carrying amount of the property on an individual property basis, we will recognize an impairment loss based upon the estimated fair value of such property. For properties we consider held for sale, we cease depreciating the properties and value the properties at the lower of depreciated cost or fair value, less costs to dispose. If circumstances arise that were previously considered unlikely, and, as a result, we decide not to sell a property previously classified as held for sale, we will reclassify such property as held and used. Such property is measured at the lower of its carrying amount (adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used) or fair value at the date of the subsequent decision not to sell. To calculate the fair value of properties held for sale, we deduct from the estimated sales price of the property the estimated costs to close the sale. We classify properties as held for sale when all criteria within the Financial Accounting Standards Board s (the FASB) guidance on the impairment or disposal of long-lived assets are met.

Interest costs, real estate taxes, compensation costs of development personnel and other directly related costs incurred during construction periods are capitalized and depreciated commencing with the date the property is substantially completed. Upon substantial completion, we reclassify construction in progress to building, tenant improvements and leasing commissions. Such costs begin to be capitalized to the development projects from the point we are undergoing necessary activities to get the development ready for its intended

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

use and ceases when the development projects are substantially completed and held available for occupancy. Depreciation expense is computed using the straight-line method based on the following useful lives:

	Years
Buildings and Improvements	8 to 50
Land Improvements	3 to 20
Furniture, Fixtures and Equipment	5 to 10

Construction expenditures for tenant improvements, leasehold improvements and leasing commissions (inclusive of compensation costs of personnel attributable to leasing) are capitalized and amortized over the terms of each specific lease. Capitalized compensation costs of personnel attributable to leasing relate to time directly attributable to originating leases with independent third parties that result directly from and are essential to originating those leases and would not have been incurred had these leasing transactions not occurred. Repairs and maintenance are charged to expense when incurred. Expenditures for improvements are capitalized.

We account for all acquisitions entered into subsequent to June 30, 2001 in accordance with the FASB s guidance on business combinations. Upon acquisition of a property, we allocate the purchase price of the property based upon the fair value of the assets acquired and liabilities assumed, which generally consists of land, buildings, tenant improvements, leasing commissions and intangible assets including in-place leases, above market and below market leases and tenant relationships. We allocate the purchase price to the fair value of the tangible assets of an acquired property by valuing the property as if it were vacant. Acquired above and below market leases are valued based on the present value of the difference between prevailing market rates and the in-place rates measured over a period equal to the remaining term of the lease for above market leases and the initial term plus the term of any below market fixed rate renewal options for below market leases that are considered bargain renewal options. The above market lease values are amortized as a reduction of rental revenue over the remaining term of the respective leases, and the below market lease values are amortized as an increase to base rental revenue over the remaining initial terms plus the terms of any below market fixed rate renewal options that are considered bargain renewal options of the respective leases.

The purchase price is further allocated to in-place lease values and tenant relationships based on our evaluation of the specific characteristics of each tenant s lease and our overall relationship with the respective tenant. The value of in-place lease intangibles and tenant relationships, which are included as components of Deferred Leasing Intangibles, Net are amortized over the remaining lease term (and expected renewal periods of the respective lease for tenant relationships) as adjustments to depreciation and other amortization expense. If a tenant terminates its lease early, the unamortized portion of the tenant improvements, leasing commissions, above and below market leases, the in-place lease value and tenant relationships is immediately written off.

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Deferred Leasing Intangibles, exclusive of Deferred Leasing Intangibles held for sale, included in our total assets consist of the following:

	December 31, 2010	December 31, 2009
In-Place Leases	$ 47,844	$ 69,785
Less: Accumulated Amortization	(25,893)	(32,788)
	$ 21,951	$ 36,997
Above Market Leases	$ 6,107	$ 7,298
Less: Accumulated Amortization	(2,159)	(2,341)
	$ 3,948	$ 4,957
Tenant Relationships	$ 22,241	$ 26,278
Less: Accumulated Amortization	(8,422)	(8,072)
	$ 13,819	$ 18,206
Total Deferred Leasing Intangibles, Net	$ 39,718	$ 60,160

Deferred Leasing Intangibles, exclusive of Deferred Leasing Intangibles held for sale, included in our total liabilities consist of the following:

	December 31, 2010	December 31, 2009
Below Market Leases	$ 29,416	$ 39,125
Less: Accumulated Amortization	(10,897)	(14,371)
Total Deferred Leasing Intangibles, Net	$ 18,519	$ 24,754

Amortization expense related to in-place leases and tenant relationships of deferred leasing intangibles, exclusive of in-place leases and tenant relationships held for sale, was $12,637, $14,165, and $18,989 for the years ended December 31, 2010, 2009, and 2008, respectively. Rental revenues increased by $2,497, $3,784 and $5,140 related to net amortization of above/(below) market leases, exclusive of above/(below) market leases held for sale, for the years ended December 31, 2010, 2009, and 2008, respectively. We will recognize net amortization expense related to deferred leasing intangibles over the next five years, for properties owned as of December 31, 2010 and not classified as held for sale, as follows:

	Estimated Net Amortization of In-Place Leases and Tenant Relationships	Estimated Net Increase to Rental Revenues Related to Above and Below Market Leases
2011	$ 7,280	$ 1,783
2012	$ 5,828	$ 1,335
2013	$ 4,813	$ 1,069
2014	$ 3,754	$ 913
2015	$ 2,889	$ 918

Construction Revenues and Expenses

Construction revenues and expenses represent revenues earned and expenses incurred in connection with the TRSs acting as a general contractor or development manager to construct industrial properties, including industrial properties for the 2006 Development/Repositioning Joint Venture, and also include revenues and expenses related to the development of properties for third parties. We use the percentage-of-completion

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

contract method to recognize revenue. Using this method, revenues are recorded based on estimates of the percentage of completion of individual contracts. The percentage of completion estimates are based on a comparison of the contract expenditures incurred to the estimated final costs. Changes in job performance, job conditions and estimated profitability may result in revisions to costs and income and are recognized in the period in which the revisions are determined.

Foreign Currency Transactions and Translation

At December 31, 2010, we owned several land parcels located in Toronto, Canada for which the functional currency was determined to be the Canadian dollar. The assets and liabilities of these land parcels are translated to U.S. dollars from the Canadian dollar based on the current exchange rate prevailing at each balance sheet date. The income statement accounts of the land parcels are translated using the average exchange rate for the period. The resulting translation adjustments are included in Accumulated Other Comprehensive Income.

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 $16,565 and $17,447 at December 31, 2010 and 2009, respectively. Unamortized deferred financing costs are written-off when debt is retired before the maturity date.

Investments in Joint Ventures

Investments in Joint Ventures represent our noncontrolling equity interests in our Joint Ventures. We account for our Investments in Joint Ventures under the equity method of accounting, as we do not have a majority voting interest, operational control or financial control. Control is determined using accounting standards related to the consolidation of joint ventures and variable interest entities. In June 2009, the FASB issued amended guidance related to the consolidation of variable-interest entities. These amendments require an enterprise to qualitatively assess the determination of the primary beneficiary of a variable interest entity (VIE) based on whether the entity (1) has the power to direct matters that most significantly impact the activities of the VIE, and (2) has the obligation to absorb losses or the right to receive benefits of the VIE that could potentially be significant to the VIE. Additionally, they require an ongoing reconsideration of the primary beneficiary and provide a framework for the events that trigger a reassessment of whether an entity is a VIE.

Under the equity method of accounting, our share of earnings or losses of our Joint Ventures is reflected in income as earned and contributions or distributions increase or decrease our Investments in Joint Ventures as paid or received, respectively. Differences between our carrying value of our Investments in Joint Ventures and our underlying equity of such Joint Ventures are amortized over the respective lives of the underlying assets.

On a periodic basis, we assess whether there are any indicators that the value of our Investments in Joint Ventures may be impaired. An investment is impaired only if our estimate of the fair value of the investment is less than the carrying value of the investment, and such decline in fair value is deemed to be other than temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the fair value of the investment. Our estimates of fair value for each investment are based on a number of subjective assumptions that are subject to economic and market uncertainties including, among others, demand for space, market rental rates and operating costs, the discount rate used to value the cash flows of the properties and the discount rate used to value the Joint Ventures debt. As these factors are difficult to predict and are subject to future events that may alter our assumptions, our fair values estimated in the impairment analyses may not be realized.

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Stock Based Compensation

We account for stock based compensation using the modified prospective application method, which requires measurement of compensation cost for all stock-based awards at fair value on the date of grant and recognition of compensation over the service period for awards expected to vest.

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 real estate taxes, insurance and other property operating expenses and is recognized as revenue in the same period the related expenses are incurred by us.

Revenue is recognized on payments received from tenants for early lease terminations after we determine that all the necessary criteria have been met in accordance with the FASB s guidance on accounting for leases.

Interest income on mortgage loans receivable is recognized based on the accrual method unless a significant uncertainty of collection exists. If a significant uncertainty exists, interest income is recognized as collected.

We provide 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 $3,001 and $3,235 as of December 31, 2010 and 2009, respectively. For accounts receivable we deem uncollectible, we use the direct write-off method.

Gain on Sale of Real Estate

Gain on sale of real estate is recognized using the full accrual method, when appropriate. Gains relating to transactions which do not meet the full accrual method of accounting are deferred and recognized when the full accrual method of accounting criteria are met or by using the installment or deposit methods of profit recognition, as appropriate in the circumstances. As the assets are sold, their costs and related accumulated depreciation are written off with resulting gains or losses reflected in net income or loss. Estimated future costs to be incurred by us after completion of each sale are included in the determination of the gain on sales.

Notes Receivable

Notes receivable are primarily comprised of mortgage note receivables that we have made in connection with sales of real estate assets. The note receivables are recorded at fair value at the time of issuance. Interest income is accrued as earned. Notes receivable are considered past due based on the contractual terms of the note agreement. On a quarterly basis, we evaluate the collectability of each mortgage note receivable based on various factors which may include payment history, expected fair value of the collateral securing the loan, internal and external credit information and/or economic trends. A loan is considered impaired when, based upon current information and events, it is probable that we will be unable to collect all amounts due under the existing contractual terms. When a loan is considered impaired, the amount of the loss accrual is calculated by comparing the carrying amount of the note receivable to the present value of expected future cash flows. Since the majority of our notes receivable are collateralized by a first mortgage, the loans have risk characteristics similar to the risks in owning commercial real estate.

Income Taxes

We have elected to be taxed as a REIT under Sections 856 through 860 of the Code. As a result, we generally are not subject to federal income taxation to the extent of the income which we distribute if we satisfy the requirements set forth in Section 856 of the Code (pertaining to its organization and types of

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

income and assets) necessary to maintain our status as a REIT. We are required to distribute annually at least 90% of our REIT taxable income, as defined in the Code, to our stockholders and we satisfy certain other requirements.

A benefit/provision has been made for federal income taxes in the accompanying consolidated financial statements for activities conducted in the TRSs, which has been accounted for under the FASB s guidance on accounting for income taxes. In accordance with the guidance, the total benefit/provision has been separately allocated to income from continuing operations, income from discontinued operations and gain on sale of real estate.

We and certain of our subsidiaries are subject to certain state and local income, excise and franchise taxes. The provision for excise and franchise 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. State and local income taxes are included in the benefit/provision for income taxes which is allocated to income from continuing operations, income from discontinued operations and gain on sale of real estate.

We file income tax returns in the U.S., and various states and foreign jurisdictions. The old TRS is currently under examination by the Internal Revenue Service (IRS) for 2008 and for the tax year ended September 1, 2009. In general, the statutes of limitations for income tax returns remain open for the years 2007 through 2010.

Participating Securities

Net income net of preferred dividends is allocated to common stockholders and participating securities based upon their proportionate share of weighted average shares plus weighted average participating securities. Participating securities are unvested share-based payment awards that contain non-forfeitable rights to dividends or dividend equivalents. Certain restricted stock awards and restricted unit awards granted to employees and directors are considered participating securities as they receive non-forfeitable dividend or dividend equivalents at the same rate as common stock. See Note 9 for further disclosure about participating securities.

Earnings Per Share (EPS)

Basic net (loss) income per common share is computed by dividing net (loss) income available to common shareholders by the weighted average number of common shares outstanding for the period. Diluted net (loss) income per common share is computed by dividing net (loss) income available to common shareholders by the sum of the weighted average number of common shares outstanding and any dilutive non-participating securities for the period. See Note 9 for further disclosure about EPS.

Derivative Financial Instruments

Historically, we have used interest rate protection agreements (Agreements) to fix the interest rate on anticipated offerings of senior unsecured notes or convert floating rate debt to fixed rate debt. Receipts or payments that result from the settlement of Agreements used to fix the interest rate on anticipated offerings of senior unsecured notes are amortized over the life of the derivative or the life of the debt and included in interest expense. Receipts or payments resulting from Agreements used to convert floating rate debt to fixed rate debt are recognized as a component of interest expense. Agreements which qualify for hedge accounting are marked-to-market and any gain or loss that is effective is recognized in other comprehensive income (shareholders equity). Agreements which do not qualify for hedge accounting are marked-to-market and any gain or loss is recognized in net (loss) income immediately. Amounts accumulated in other comprehensive income during the hedge period are reclassified to earnings in the same period during which the forecasted transaction or hedged item affects net (loss) income. The credit risks associated with Agreements are

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

controlled through the evaluation and monitoring of the creditworthiness of the counterparty. In the event that the counterparty fails to meet the terms of Agreements, our exposure is limited to the current value of the interest rate differential, not the notional amount, and our carrying value of Agreements on the balance sheet. See Note 14 for more information on Agreements.

Fair Value of Financial Instruments

Financial instruments other than our derivatives include tenant accounts receivable, net, mortgage notes receivable, accounts payable, other accrued expenses, mortgage and other loans payable, unsecured credit facility and senior unsecured notes. The fair values of tenant accounts receivable, net, accounts payable and other accrued expenses approximate their carrying or contract values. See Note 6 for the fair values of the mortgage and other loans payable, unsecured credit facility and senior unsecured notes and see Note 4 for the fair value of our mortgage notes receivable.

Discontinued Operations

The FASB s guidance on financial reporting for the disposal of long lived assets requires that the results of operations and gains or losses on the sale of property or property held for sale be presented in discontinued operations if both of the following criteria are met: (a) the operations and cash flows of the property have been (or will be) eliminated from the ongoing operations of the Company as a result of the disposal transaction and (b) we will not have any significant continuing involvement in the operations of the property after the disposal transaction. The guidance also requires prior period results of operations for these properties to be reclassified and presented in discontinued operations in prior consolidated statements of operations.

Segment Reporting

Management views the Company as a single segment based on its method of internal reporting.

Recent Accounting Pronouncements

In July 2010, the FASB issued a new accounting standard that requires enhanced disclosures about financing receivables, including the allowance for credit losses, credit quality and impaired loans. This standard is effective for fiscal years ending after December 15, 2010. We adopted the standard in the fourth quarter 2010 and it did not have a material impact to our financial statements.

In June 2009, the FASB issued new guidance which revises and updates previously issued guidance related to variable interest entities. This new guidance, which became effective January 1, 2010, revises the previous guidance by eliminating the exemption for qualifying special purpose entities, by establishing a new approach for determining who should consolidate a variable-interest entity and by changing when it is necessary to reassess who should consolidate a variable- interest entity. We adopted this new guidance on January 1, 2010. However, the adoption of this guidance did not impact our financial position or results of operations.

4. Investment in Real Estate

Acquisitions

In 2008, we acquired 26 industrial properties comprising, in the aggregate, approximately 3.1 million square feet of GLA and several land parcels. The purchase price of these acquisitions totaled approximately $339,650, excluding costs incurred in conjunction with the acquisition of the industrial properties and land parcels. We also substantially completed development of eight properties comprising approximately 4.5 million square feet of GLA at a cost of approximately $148,236. We reclassed the costs of the substantially completed developments from construction in progress to building, tenant improvements and leasing commissions.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

In 2009, we acquired one land parcel. The purchase price of the land parcel was approximately $208, excluding costs incurred in conjunction with the acquisition of the land parcel. We also substantially completed the development of two industrial properties comprising approximately 1.1 million square feet of GLA at a cost of approximately $41,258. We reclassed the costs of the substantially completed developments from construction in progress to building, tenant improvements and leasing commissions.

In 2010, we acquired three industrial properties comprising, in the aggregate, approximately 0.5 million square feet of GLA, including one industrial property purchased from the 2005 Development/Repositioning Joint Venture (see Note 5). The purchase price of these acquisitions totaled approximately $22,408 excluding costs incurred in conjunction with the acquisition of the industrial properties.

Intangible Assets Subject To Amortization in the Period of Acquisition

The fair value of in-place leases, above market leases and tenant relationships recorded due to real estate properties acquired for the years ended December 31, 2010 and 2009 is as follows:

	Year Ended December 31, 2010	Year Ended December 31, 2009
In-Place Leases	$ 1,782	$
Above Market Leases	$ 239	$
Tenant Relationships	$ 1,881	$

The weighted average life in months of in-place leases, above market leases and tenant relationships recorded as a result of the real estate properties acquired for the years ended December 31, 2010 and 2009 is as follows:

	Year Ended December 31, 2010	Year Ended December 31, 2009
In-Place Leases	100	N/A
Above Market Leases	88	N/A
Tenant Relationships	165	N/A

Sales and Discontinued Operations

In 2008, we sold 114 industrial properties comprising approximately 9.1 million square feet of GLA and several land parcels. Gross proceeds from the sales of the 114 industrial properties and several land parcels were approximately $583,211. The gain on sale of real estate was approximately $184,175, of which $172,167 is shown in discontinued operations. One-hundred thirteen of the 114 sold industrial properties meet the criteria to be included in discontinued operations. Therefore the results of operations and gain on sale of real estate for the 113 sold industrial properties that meet the criteria are included in discontinued operations. The results of operations and gain on sale of real estate for the one industrial property and several land parcels that do not meet the criteria to be included in discontinued operations are included in continuing operations.

In 2009, we sold 15 industrial properties comprising approximately 1.9 million square feet of GLA and several land parcels. Gross proceeds from the sales of the 15 industrial properties and several land parcels were approximately $100,194. The gain on sale of real estate was approximately $24,580, of which $24,206 is shown in discontinued operations. The 15 sold industrial properties meet the criteria to be included in discontinued operations. Therefore the results of operations and gain on sale of real estate for the 15 sold industrial properties are included in discontinued operations. The results of operations and gain on sale of real estate for the several land parcels that do not meet the criteria to be included in discontinued operations are included in continuing operations.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

In 2010, we sold 13 industrial properties comprising approximately 1.1 million square feet of GLA and several land parcels. Gross proceeds from the sales of the 13 industrial properties and several land parcels were approximately $71,019. The gain on sale of real estate was approximately $11,951, of which $11,092 is shown in discontinued operations. The 13 sold industrial properties and one land parcel that received ground rental revenues meet the criteria to be included in discontinued operations. Therefore the results of operations and gain on sale of real estate for the 13 sold industrial properties are included in discontinued operations. The results of operations and gain on sale of real estate for the several land parcels that do not meet the criteria to be included in discontinued operations are included in continuing operations.

At December 31, 2010, we had 192 industrial properties comprising approximately 15.8 million square feet of GLA held for sale. The results of operations of the 192 industrial properties held for sale at December 31, 2010 are included in discontinued operations. There can be no assurance that such industrial properties held for sale will be sold.

The following table discloses certain information regarding the industrial properties included in our discontinued operations for the years ended December 31, 2010, 2009 and 2008.

	Year Ended December 31,		
	2010	**2009**	**2008**
Total Revenues	$ 60,718	$ 69,584	$ 111,536
Property Expenses	(25,747)	(28,819)	(42,509)
Impairment Loss	(158,699)	(1,317)	
Depreciation and Amortization	(25,054)	(35,471)	(52,253)
Interest Expense	(64)	(502)	(497)
Gain on Sale of Real Estate	11,092	24,206	172,167
Provision for Income Taxes		(1,824)	(5,166)
Income from Discontinued Operations	$ (137,754)	$ 25,857	$ 183,278

At December 31, 2010 and 2009, we had notes receivables outstanding of approximately $58,803 and $60,029, net of a discount of $383 and $449, respectively, which is included as a component of Prepaid Expenses and Other Assets, Net. At December 31, 2010 and 2009, the fair value of the notes receivables were $60,944 and $56,812, respectively. The fair values of our notes receivables were determined by discounting the future cash flows using the current rates at which similar loans with similar remaining maturities would be made to other borrowers.

Impairment Charges

On October 22, 2010, management amended its revolving credit facility (as amended, the Unsecured Credit Facility). In conjunction with the amendment, management identified a pool of real estate assets (the Non-Strategic Assets) that it intends to market and sell. Management evaluated whether the Non-Strategic Assets should be classified as held for sale at September 30, 2010 but concluded that the Non-Strategic Assets did not meet the held for sale criteria because management did not have the authority to sell and were not committed to a plan to sell until October 22, 2010. At September 30, 2010, the Non-Strategic Assets consisted of 195 industrial properties comprising approximately

16.4 million square feet of GLA and land parcels comprising approximately 724 gross acres. Management reassessed the holding period for the Non-Strategic Assets and determined that 129 of the industrial properties comprising approximately 10.6 million square feet of GLA and land parcels comprising approximately 503 gross acres were impaired, and as such, the Company recorded an aggregate impairment charge of approximately $163,862 during the third quarter of 2010. At September 30, 2010, the valuation of the 129 impaired industrial properties comprising approximately 10.6 million square feet of GLA and land parcels comprising approximately 474 gross acres was determined using widely accepted valuation techniques including internal valuations of real estate and/or discounted cash flow analyses on expected cash flows.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

At December 31, 2010, the Non-Strategic Assets consisted of 193 industrial properties comprising approximately 16.1 million square feet of GLA and land parcels comprising approximately 695 gross acres. The Non-Strategic Assets (except one industrial property comprising 0.3 million square feet of GLA) were classified as held for sale as of December 31, 2010. During the three months ended December 31, 2010, we recorded an additional non-cash impairment charge of $21,535 relating to the Non-Strategic Assets. The additional charge is primarily comprised of estimated closing costs for 118 of the 192 industrial properties comprising approximately 10.4 million square feet of GLA and land parcels comprising approximately 449 gross acres as well as additional impairment related to certain industrial properties and land parcels within the Non-Strategic Assets based upon recent market information, including receipt of third party purchase offers. The impairment charge recognized during the three months ended December 31, 2010 for the Non-Strategic Assets (except one industrial property comprising 0.3 million square feet of GLA) was calculated as the excess of the carrying value of the properties and land parcels over the fair value less costs to sell due to their classification as held for sale at December 31, 2010. The impairment charge related to the one industrial property comprising 0.3 million square feet of GLA that is not classified as held for sale was calculated as the excess of its carrying value over fair value.

Additionally, during the first quarter of 2010, we recorded an impairment charge in the amount of $9,155 related to a certain property comprised of 0.3 million square feet of GLA located in Grand Rapids, Michigan (Grand Rapids Property) in connection with the negotiation of a new lease. The non-cash impairment charge related to the Grand Rapids Property was based upon the difference between the fair value of the property and its carrying value. The valuation of the Grand Rapids Property was determined based upon a discounted cash flow analysis on expected cash flows and the income capitalization approach considering prevailing market capitalization rates.

During 2009, we recorded an impairment charge in the amount of $6,934 related to a certain property comprised of 0.2 million square feet of GLA located in the Inland Empire market in California (Inland Empire Property). The non-cash impairment charge related to the Inland Empire Property was based upon the difference between the fair value of the property and its carrying value. The valuation of the Inland Empire Property was determined based upon a discounted cash flow analysis on expected cash flows and the income capitalization approach considering prevailing market capitalization rates.

We adopted the fair value measurement provisions as of January 1, 2009, for the impairment of long-lived assets recorded at fair value. The new guidance establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. These tiers include: Level 1, defined as observable inputs such as quoted prices in active markets; Level 2, defined as inputs other than quoted prices in active markets that are either directly or indirectly observable; and Level 3, defined as unobservable inputs in which little or no market data exists, therefore requiring an entity to develop its own assumptions.

The following table presents information about our assets that were measured at fair value on a non-recurring basis during the years ended December 31, 2010 and 2009. The table indicates the fair value hierarchy of the valuation techniques we utilized to determine fair value.

	Fair Value Measurements on a Non-Recurring Basis Using:	
	Quoted Prices in	

Description	For the Year Ended December 31, 2010	Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)	Total Gains (Losses)
Long-lived Assets Held and Used	$ 3,905			$ 3,905	$ (1,326)
Long-lived Assets Held for Sale	$ 288,369			$ 288,369	$ (193,226)

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

		Fair Value Measurements on a Non-Recurring Basis Using:			
Description	**For The Year Ended December 31, 2009**	**Quoted Prices in Active Markets for Identical Assets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Unobservable Inputs (Level 3)**	**Total Gains (Losses)**
Long-lived Assets Held and Used	$ 3,830			$ 3,830	$ (6,934)

5. Investments in Joint Ventures and Property Management Services

On August 5, 2010, we sold our interests in the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture to our joint venture partner generating sale proceeds of approximately $5.0 million. In connection with the sale, we wrote off our carrying value for the 2005 Development/Repositioning Joint Venture, the 2005 Core Joint Venture, the 2006 Land/Development Joint Venture and the 2007 Canada Joint Venture as well as $1,625 of unrealized loss recorded in Other Comprehensive Income (see Note 14). We recorded an $11,226 gain related to the sale, which is included in Gain on Sale of Joint Venture Interests for the year ended December 31, 2010. As a result of this sale, we will no longer serve as asset manager for these ventures. Pursuant to the sale agreement, we are entitled to proceeds related to sales of certain assets (the Sale Assets), if the sale of such assets was consummated by a stated timeframe. Three of the Sale Assets closed between August 6, 2010 and December 31, 2010. In connection with the three sales, we earned approximately $2,700, which is included in the Gain on Sale of Joint Venture Interests for the year ended December 31, 2010. Additionally, we are entitled to earn leasing, development and disposition fees related to certain assets identified at the time of sale within the sale agreement.

During December 2007, we entered into the 2007 Europe Joint Venture with an institutional investor to invest in, own, develop, redevelop and operate industrial properties. We continue to hold our 10% equity interest in the 2007 Europe Joint Venture. As of December 31, 2010, the 2007 Europe Joint Venture did not own any properties.

On June 11, 2010, we purchased an industrial property from the 2005 Development/Repositioning Joint Venture for a purchase price of $14,627.

On May 16, 2003, we entered into the 2003 Net Lease Joint Venture with an institutional investor to invest in industrial properties. We own a 15% equity interest in and provide property management services to the 2003 Net Lease Joint Venture. During the year ended December 31, 2009, we recorded an impairment loss of $243 in Equity in Income (Loss) of Joint Ventures which represents our proportionate share of the impairment loss related to one industrial property owned by the 2003 Net Lease Joint Venture. Additionally, for the year ended December 31, 2009, we recorded an impairment loss on our investment in the 2003 Net Lease Joint Venture of $1,315 in Equity in Income (Loss) of Joint Ventures. For the year ended December 31, 2008, we recorded an impairment loss on the investment in one industrial property owned by the 2003 Net Lease Joint Venture of $1,249 in Equity in Income (Loss) of Joint Ventures. As of December 31, 2010, the 2003 Net Lease Joint Venture owned nine industrial properties comprising approximately 4.9 million square feet of GLA.

On March 18, 2005, we entered into the 2005 Development/Repositioning Joint Venture with an institutional investor to invest in, own, develop, redevelop and operate certain industrial properties. We owned a 10% equity interest in and provided property management, asset management, development management, disposition, incentive and leasing management services to the 2005 Development/Repositioning Joint Venture. During the year ended December 31, 2008, we recorded an impairment loss of $483 in Equity in Income (Loss) of Joint Ventures which represents our proportionate share of impairment loss related to two industrial properties and one land parcel owned by the 2005 Development/Repositioning Joint Venture. Additionally, for

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

the year ended December 31, 2008 we recorded an impairment loss on our investment in the 2005 Development/Repositioning Joint Venture of $25,332 in Equity in Income (Loss) of Joint Ventures.

On September 7, 2005, we entered into the 2005 Core Joint Venture with an institutional investor to invest in, own and operate certain industrial properties. We owned a 10% equity interest in and provided property management, asset management, development management, disposition, incentive and leasing management services to the 2005 Core Joint Venture. For the year ended December 31, 2008, we recorded an impairment loss on our investment in the 2005 Core Joint Venture of $3,153 in Equity in Income (Loss) of Joint Ventures.

On March 21, 2006, we entered into the 2006 Net Lease Co-Investment Program with an institutional investor to invest in industrial properties. We owned a 15% equity interest in and provided property management, asset management and leasing management services to the 2006 Net Lease Co-Investment Program. On September 18, 2009, we received a notice from the counterparty in the 2006 Net Lease Co-Investment Program that such counterparty is exercising the buy/sell provision in the program s governing agreement to either purchase our 15% interests in the real property assets currently owned by the program or sell to us its interests in some or all of such assets, along with an additional real property asset in another program which we manage but in which we have no ownership interest. We accepted the investor s offered price. As a result, during the year ended December 31, 2009, we recorded an impairment loss of $1,747 in Equity in Income (Loss) of Joint Ventures which represents our proportionate share of the impairment loss related to one industrial property owned by the 2006 Net Lease Co-Investment Program and an impairment loss on our investment in the 2006 Net Lease Co-Investment Program of $3,879. During the year ended December 31, 2008, we recorded an impairment loss of $2,216 in Equity in Income (Loss) of Joint Ventures which represents our proportionate share of the impairment loss related to two industrial properties owned by the 2006 Net Lease Co-Investment Program.

Pursuant to the buy/sell provision in the 2006 Net Lease Co-Investment Program s governing agreement that our counterparty exercised on May 25, 2010, we sold our 15% interest in the real estate property assets in the 2006 Net Lease Co-Investment Program to our counterparty and received $4,541 in net proceeds. In connection with the sale, we wrote off our carrying value for the 2006 Net Lease Co-Investment Program and recorded a $852 gain, which is included in Equity in Income (Loss) of Joint Ventures.

On July 21, 2006, we entered into the 2006 Land/Development Joint Venture with an institutional investor to invest in land and vertical development. We owned a 10% equity interest in and provide property management, asset management, development management and leasing management services to the 2006 Land/Development Joint Venture. For the year ended December 31, 2008 we recorded an impairment loss on our investment in the 2006 Land/Development Joint Venture of $10,105 in Equity in Income (Loss) of Joint Ventures.

The 2003 Net Lease Joint Venture is considered a variable interest entity in accordance with the FASB s guidance on the consolidation of variable interest entities. However, we continue to not be the primary beneficiary for the venture. As of December 31, 2010, our investment in the 2003 Net Lease Joint Venture is $2,451. Our maximum exposure to loss is equal to our investment balance of each venture as of year end plus any future contributions we make to the ventures.

During July 2007, we entered into a management arrangement with an institutional investor to provide property management, leasing, acquisition, disposition and portfolio management services for three industrial properties (the July 2007 Fund). We do not own an equity interest in the July 2007 Fund, however we are entitled to incentive payments if certain economic thresholds related to the industrial properties are achieved. Effective September 2, 2009, we ceased to provide any services for two of the industrial properties in the July 2007 Fund. We received a one-time fee of approximately $866 in the third quarter of 2009 from the

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termination of the management agreement. Effective May 24, 2010, we ceased to provide any services to the remaining industrial property in the July 2007 Fund.

At December 31, 2010 and 2009, we have receivables from the Joint Ventures (and/or our former Joint Venture partner) and the July 2007 Fund in the aggregate amount of $2,857 and $1,218, respectively, which primarily relate to proceeds from the sale of three Sale Assets and development, leasing, property management, disposition and asset management fees due to us. These receivable amounts are included in Prepaid Expenses and Other Assets, Net.

During the years ended December 31, 2010, 2009 and 2008, we invested the following amounts in, as well as received distributions from, our Joint Ventures and recognized fees from acquisition, disposition, leasing, development, incentive, property management and asset management services from our Joint Ventures and the July 2007 Fund in the following amounts:

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
Contributions	$ 777	$ 3,742	$ 16,623
Distributions	$ 14,551	$ 8,652	$ 22,505
Fees	$ 4,952	$ 11,174	$ 19,757

The combined summarized financial information of the investments in Joint Ventures is as follows:

	December 31, 2010	December 31, 2009
Condensed Combined Balance Sheets		
Gross Real Estate Investment	$ 210,567	$ 1,785,713
Less: Accumulated Depreciation	(47,286)	(126,685)
Net Real Estate	163,281	1,659,028
Other Assets	33,351	159,659
Total Assets	$ 196,632	$ 1,818,687
Debt	$ 157,431	$ 1,452,339
Other Liabilities	10,849	70,544
Equity	28,352	295,804
Total Liabilities and Equity	$ 196,632	$ 1,818,687
Company s share of Equity	$ 4,344	$ 34,310
Basis Differentials(1)	(2,089)	(28,507)

Carrying Value of the Company s investments in Joint Ventures	$	2,255	$	5,803

(1) This amount represents the aggregate difference between our historical cost basis and the basis reflected at the joint venture level. Basis differentials are primarily comprised of impairments we recorded to reduce certain of our investments in Joint Ventures to fair value, a gain deferral related to a property we sold to the 2003 Net Lease Joint Venture, deferred fees and certain equity costs which are not reflected at the joint venture level.

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

	Year Ended December 31, 2010	2009	2008
Condensed Combined Statements of Operations			
Total Revenues	$ 61,628	$ 91,143	$ 86,245
Expenses:			
Operating and Other	28,067	42,172	36,905
Interest	32,461	42,194	53,053
Depreciation and Amortization	30,877	49,993	46,460
Impairment Loss	3,268	150,804	9,951
Total Expenses	94,673	285,163	146,369
Income from Discontinued Operations (Including Gain on Sale of Real Estate of $2,761, $1,177 and $34,885 for the years ended December 31, 2010, 2009 and 2008, respectively)	3,725	1,846	25,114
Gain on Sale of Real Estate	808	8,603	17,092
Net Loss	$ (28,512)	$ (183,571)	$ (17,918)
Company s Share of Net Income (Loss)	675	(1,276)	6,661
Impairment on the Company s Investments in Joint Ventures		(5,194)	(39,839)
Equity in Income (Loss) of Joint Ventures	$ 675	$ (6,470)	$ (33,178)

We adopted the fair value measurement provisions as of January 1, 2009, for the impairment of long-lived assets recorded at fair value. The new guidance establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. These tiers include: Level 1, defined as observable inputs such as quoted prices in active markets; Level 2, defined as inputs other than quoted prices in active markets that are either directly or indirectly observable; and Level 3, defined as unobservable inputs in which little or no market data exists, therefore requiring an entity to develop its own assumptions.

During the year ended December 31, 2009, we recorded $5,194 in impairment charges on our interest in the 2006 Net Lease Co-Investment Program and the 2003 Net Lease Joint Venture. The non-cash impairment charge related to our unconsolidated Joint Venture investments is based upon the difference between the fair value of our equity interest and our carrying value. The valuation of investments is determined using widely accepted valuation techniques including discounted cash flow analysis on expected cash flows, the income capitalization approach considering prevailing market capitalization rates, analysis of recent comparable sale transactions and/or consideration of the amount that currently would be required to replace the asset, as adjusted for obsolescence. In general, we consider multiple valuation techniques when measuring the fair value of an investment, however; in certain circumstances, a single valuation technique may be appropriate.

The following table presents information about our impairment charges that were measured on a fair value basis for the year ended December 31, 2009. The table indicates the fair value hierarchy of the valuation techniques we utilized to determine fair value.

		Fair Value Measurements at December 31, 2009 Using:			
Description	December 31, 2009	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)	Total Gains (Losses)
Unconsolidated Joint Venture Investments	$ 3,910			$ 3,910	$ (5,194)

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

6. Indebtedness

The following table discloses certain information regarding our indebtedness:

	Outstanding Balance at December 31, 2010	Outstanding Balance at December 31, 2009	Interest Rate at December 31, 2010	Effective Interest Rate at December 31, 2010	Maturity Date
Mortgage and Other Loans Payable, Net*	$ 486,055	$ 402,974	5.00% - 9.25%	4.93% -9.25%	March 2011-October 2020
*Unamortized Premiums**	(358)	(1,025)			
Mortgage and Other Loans Payable, Gross*	$ 485,697	$ 401,949			
Senior Unsecured Notes, Net					
2016 Notes	$ 159,899	$ 159,843	5.750%	5.91%	01/15/16
2017 Notes	87,195	87,187	7.500%	7.52%	12/01/17
2027 Notes	13,559	13,559	7.150%	7.11%	05/15/27
2028 Notes	189,869	189,862	7.600%	8.13%	07/15/28
2011 Notes		143,447	7.375%	7.39%	03/15/11
2012 Notes	61,774	143,837	6.875%	6.85%	04/15/12
2032 Notes	34,667	34,651	7.750%	7.87%	04/15/32
2014 Notes	86,792	105,253	6.420%	6.54%	06/01/14
2011 Exchangeable Notes	128,137	144,870	4.625%	5.53%	09/15/11
2017 II Notes	117,637	117,605	5.950%	6.37%	05/15/17
Subtotal	$ 879,529	$ 1,140,114			
Unamortized Discounts	6,980	11,191			
Senior Unsecured Notes, Gross	$ 886,509	$ 1,151,305			
Unsecured Credit Facility	$ 376,184	$ 455,244	3.376%	3.376%	09/28/12

* Excludes $1,008 of Mortgage Loan Payable on Real Estate Held for Sale and $48 of unamortized premiums.

Mortgage and Other Loans Payable, Net

During year ended December 31, 2010, we obtained the following mortgage loans:

Mortgage Financing	Loan Principal		Interest Rate	Origination Date	Maturity Date	Amortization Period	Number of Industrial Properties Collateralizing Mortgage	GLA (In millions)	Property Carrying Value at December 31, 2010	
I	$	7,780	7.40%	January 28, 2010	February 5, 2015	25-year	1	0.1	$	8,875
II		7,200	7.40%	January 28, 2010	February 5, 2015	25-year	1	0.2		7,322
III		4,300	7.40%	February 17, 2010	March 5, 2015	25-year	1	0.2		6,827
IV		8,250	7.40%	February 24, 2010	March 5, 2015	25-year	1	0.3		12,217
V.1		8,000	6.50%	June 22, 2010	July 10, 2020	25-year	2	0.2		8,919
V.2		7,800	6.50%	June 22, 2010	July 10, 2020	25-year	2	0.2		6,945
V.3		5,750	6.50%	June 22, 2010	July 10, 2020	25-year	1	0.1		9,244
V.4		5,500	6.50%	June 22, 2010	July 10, 2020	25-year	6	0.1		10,003
VI		41,200	5.55%	September 29, 2010	October 1, 2020	25-year	11	1.5		46,258
VII		9,800	5.00%	October 7, 2010	November 1, 2015	25-year	2	0.2		10,927
	$	105,580							$	127,537

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For Mortgage Financings I, II, III and IV, principal prepayments are prohibited for 36 months after loan origination. For Mortgage Financing V.1 through V.4 principal prepayments are allowed at any payment due date. For Mortgage Financing VI, early principal prepayments are prohibited for 12 months after loan origination. For Mortgage Financing VII, principal prepayments are allowed at any time after loan origination. Prepayment premiums typically decrease as the loan matures and range from 1% to 5% of the loan balance (or a yield maintenance amount).

On April 30, 2010, we prepaid and retired our secured mortgage debt maturing in September 2024 in the amount of $1,654, excluding a prepayment fee of $17, which is included in (Loss) Gain From Early Retirement of Debt .

On December 1, 2010, we paid off and retired our secured mortgage debt maturing in December 2010 in the amount of $12,970.

As of December 31, 2010, mortgage and other loans payable are collateralized by, and in some instances cross-collateralized by, industrial properties with a net carrying value of $672,157 and one letter of credit in the amount of $889. We believe the Operating Partnership and the Company were in compliance with all covenants relating to mortgage loans payable as of December 31, 2010.

Senior Unsecured Notes, Net

During the years ended December 31, 2010 and December 31, 2009, we repurchased and retired the following senior unsecured notes prior to its maturity:

	Principal Amount Repurchased		Purchase Price	
	For the Year Ended December 31, 2010	For the Year Ended December 31, 2009	For the Year Ended December 31, 2010	For the Year Ended December 31, 2009
2009 Notes	$	$ 19,279	$	$ 19,064
2011 Notes	143,498	56,502	147,723	52,465
2011 Exchangeable Notes	18,000	53,100	17,936	48,938
2012 Notes	82,236	55,935	82,235	48,519
2014 Notes	21,062	12,000	17,964	8,810
2016 Notes		34,821		24,511
2017 Notes		12,747		10,399
2017 II Notes		590		439
2027 Notes		1,500		1,078
2028 Notes		10,000		7,548
2032 Notes		15,000		11,313
	$ 264,796	$ 271,474	$ 265,858	$ 233,084

In connection with these repurchases prior to maturity, we recognized $(4,096) and $34,562 as (loss) gain on early retirement of debt for the years ended December 31, 2010 and December 31, 2009, respectively, which is the difference between the repurchase price of $265,858 and $233,084, respectively, and the principal amount retired of $264,796 and $271,474, respectively, net of the pro rata write off of the unamortized debt issue discount, the unamortized loan fees, the unamortized settlement amount of the interest rate protection agreements and the professional services fees related to the repurchases of $1,707, $519, $(183) and $991, respectively, and $2,052, $1,286, $523 and $0, respectively. In addition, we allocated $33 of the purchase price for our 2011 Exchangeable Notes to the reacquisition of the 2011 Exchangeable Notes equity component for the year ended December 31, 2009.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The indentures governing our senior unsecured notes (except for the 2011 Exchangeable Notes) contain certain covenants, including limitations on incurrence of debt and debt service coverage. We believe the Operating Partnership and the Company were in compliance with all covenants relating to senior unsecured debt as of December 31, 2010. However, these financial covenants are complex and there can be no assurance that these provisions would not be interpreted by our noteholders in a manner that could impose and cause us to incur material costs.

Unsecured Credit Facility

We have maintained our Unsecured Credit Facility since 1997. Effective October 22, 2010, we amended our revolving credit facility to provide for a $200.0 million term loan and a $200.0 million revolving line of credit. The Unsecured Credit Facility matures on September 28, 2012. For the term borrowing, the Unsecured Credit Facility requires interest only payments through March 29, 2012 at LIBOR plus 325 basis points or at a base rate plus 225 basis points, at our election. The term borrowing requires quarterly principal pay-downs of $10,000 beginning March 30, 2012 until maturity on September 28, 2012. For the revolving borrowings, the Unsecured Credit Facility provides for interest only payments at LIBOR plus 275 basis points or at a base rate plus 175 basis points, at our election. At December 31, 2010, borrowings under the Unsecured Credit Facility bore interest at a weighted average interest rate of 3.376%. The portion of the Unsecured Credit Facility available in Canadian dollars is $64,400. The net unamortized deferred financing fees related to the prior line of credit are amortized over the extended amortization period, except for $191, which represents the write off of unamortized deferred financing costs associated with the decreased capacity of the agreement, which is included in (Loss) Gain From Early Retirement of Debt. Certain financial covenants were changed in connection with the amendment, including the fixed charge coverage ratio, which decreased to 1.2 times from 1.5 times. Also, the calculation of Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA), as defined in the Unsecured Credit Facility and used in the fixed charge coverage ratio, no longer includes economic gains or losses from property sales.

Commencing October 1, 2011, certain covenants, including the consolidated leverage ratio, the ratio of value of unencumbered assets to outstanding consolidated senior unsecured debt and the property operating income ratio on unencumbered assets become more restrictive. The Company has various liquidity strategies, such as issuing additional equity and selling industrial properties and land parcels, that it may employ in order to ensure compliance with the covenants. However, no assurances can be made that the additional equity issuances and sales of assets will occur on favorable terms or at all.

The following shows the material changes to the financial covenants:

	Amended Agreement through September 30, 2011	**Amended Agreement beginning October 1, 2011**
Consolidated Leverage Ratio	£65.0%	£ 60.0%
Ratio of Value of Unencumbered Assets to Outstanding Consolidated Senior Unsecured Debt	³1.30	³ 1.60

Property Operating Income Ratio on Unencumbered Assets	³1.30	³ 1.45

The Unsecured Credit Facility contains certain covenants, including limitations on incurrence of debt and debt service coverage. Under the Unsecured Credit Facility, an event of default can also occur if the lenders, in their good faith judgment, determine that a material adverse change has occurred which could prevent timely repayment or materially impair our ability to perform our obligations under the loan agreement. We believe that the Operating Partnership and the Company were in compliance with all covenants relating to the Unsecured Credit Facility as of December 31, 2010. However, these financial covenants are complex and there

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

can be no assurance that these provisions would not be interpreted by our lenders in a manner that could impose and cause us to incur material costs.

The following is a schedule of the stated maturities and scheduled principal payments of our indebtedness, inclusive of maturities and scheduled principal payments on Real Estate Held for Sale, exclusive of premiums and discounts, for the next five years ending December 31, and thereafter:

	Amount
2011	$ 141,967
2012	463,075
2013	8,973
2014	209,538
2015	65,271
Thereafter	860,526
Total	$ 1,749,350

During 2011, the Company has $141,967 of stated maturities and scheduled principal repayments of which $128,900 represents the 2011 Exchangeable Notes due September 15, 2011. While no assurances can be made, we expect to satisfy these obligations with proceeds from property dispositions, the issuance of additional secured debt and the issuance of common equity, subject to market conditions (see Note 17).

Fair Value

At December 31, 2010 and 2009, the fair value of our indebtedness was as follows:

	December 31, 2010		December 31, 2009	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Mortgage and Other Loans Payable, including mortgages Held for Sale	$ 487,063	$ 548,696	$ 402,974	$ 407,706
Senior Unsecured Debt	879,529	851,771	1,140,114	960,452
Unsecured Credit Facility	376,184	376,184	455,244	422,561
Total	$ 1,742,776	$ 1,776,651	$ 1,998,332	$ 1,790,719

The fair values of our mortgage loans payable were determined by discounting the future cash flows using the current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining maturities. The fair value of the senior unsecured notes was determined by quoted market prices. The fair value of the

Unsecured Credit Facility was determined by discounting the future cash flows using current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining term, assuming no repayment until maturity.

7. Stockholders Equity

Preferred Stock

On May 27, 2004, we issued 50,000 Depositary Shares, each representing 1/100th of a share of our 6.236%, $0.01 par value, Series F Flexible Cumulative Redeemable Preferred Stock (the Series F Preferred Stock), at an initial offering price of $1,000.00 per Depositary Share. Dividends on the Series F Preferred Stock are cumulative from the date of initial issuance and are payable semi-annually in arrears for the period from the date of original issuance through March 31, 2009 (the Series F Initial Fixed Rate Period), commencing on September 30, 2004, at a rate of 6.236% per annum of the liquidation preference (the Series F

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Initial Distribution Rate) (equivalent to $62.36 per Depositary Share). The coupon rate of our Series F Preferred Stock resets every quarter beginning March 31, 2009 at 2.375% plus the greater of (i) the 30 year U.S. Treasury rate, (ii) the 10 year U.S. Treasury rate or (iii) 3-month LIBOR. For the fourth quarter of 2010, the new coupon rate was 6.075%. Dividends on the Series F Preferred Stock are payable semi-annually in arrears for fixed rate periods subsequent to the Series F Initial Fixed Rate Period and quarterly in arrears for floating rate periods. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series F Preferred Stock ranks senior to payments on our Common Stock and pari passu with our Series G Preferred Stock (hereinafter defined), Series J Preferred Stock (hereinafter defined) and Series K Preferred Stock (hereinafter defined). On or after March 31, 2009, subject to any conditions on redemption applicable in any fixed rate period subsequent to the Series F Initial Fixed Rate Period, the Series F Preferred Stock is redeemable for cash at our option, in whole or in part, at a redemption price equivalent to $1,000.00 per Depositary Share, or $50,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series F Preferred Stock has no stated maturity and is not convertible into any other securities of the Company. In October 2008, we entered into an interest rate swap agreement to mitigate our exposure to floating interest rates related to the forecasted reset rate of the coupon rate of our Series F Preferred Stock (see Note 14 for further information on the agreement).

On May 27, 2004, we issued 25,000 Depositary Shares, each representing 1/100th of a share of our 7.236%, $0.01 par value, Series G Flexible Cumulative Redeemable Preferred Stock (the Series G Preferred Stock), at an initial offering price of $1,000.00 per Depositary Share. Dividends on the Series G Preferred Stock are cumulative from the date of initial issuance and are payable semi-annually in arrears for the period from the date of original issuance of the Series G Preferred Stock through March 31, 2014 (the Series G Initial Fixed Rate Period), commencing on September 30, 2004, at a rate of 7.236% per annum of the liquidation preference (the Series G Initial Distribution Rate) (equivalent to $72.36 per Depositary Share). On or after March 31, 2014, the Series G Initial Distribution Rate is subject to reset, at our option, subject to certain conditions and parameters, at fixed or floating rates and periods. Fixed rates and periods will be determined through a remarketing procedure. Floating rates during floating rate periods will equal 2.500% (the initial credit spread), plus the greater of (i) the 3-month LIBOR Rate, (ii) the 10-year Treasury CMT Rate (as defined in the Articles Supplementary), and (iii) the 30-year Treasury CMT Rate (the adjustable rate) (as defined in the Articles Supplementary), reset quarterly. Dividends on the Series G Preferred Stock are payable semi-annually in arrears for fixed rate periods subsequent to the Series G Initial Fixed Rate Period and quarterly in arrears for floating rate periods. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series G Preferred Stock ranks senior to payments on our Common Stock and pari passu with our Series F Preferred Stock, Series J Preferred Stock (hereinafter defined) and Series K Preferred Stock (hereinafter defined). On or after March 31, 2014, subject to any conditions on redemption applicable in any fixed rate period subsequent to the Series G Initial Fixed Rate Period, the Series G Preferred Stock is redeemable for cash at our option, in whole or in part, at a redemption price equivalent to $1,000.00 per Depositary Share, or $25,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series G Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On January 13, 2006, we issued 6,000,000 Depositary Shares, each representing 1/10,000th of a share of our 7.25%, $.01 par value, Series J Cumulative Redeemable Preferred Stock (the Series J Preferred Stock), at an initial offering price of $25.00 per Depositary Share. Dividends on the Series J Preferred Stock, represented by the Depositary Shares, are cumulative from the date of initial issuance and are payable quarterly in arrears. However, during any period that both (i) the depositary shares are not listed on the NYSE or AMEX, or quoted on NASDAQ, and (ii) we are not subject to the reporting requirements of the Exchange Act, but the preferred shares are outstanding, we will increase the dividend on the preferred shares to a rate of 8.25% of the liquidation preference per year. However, if at any time both (i) the depositary shares cease to be listed on the NYSE or the AMEX, or quoted on NASDAQ, and (ii) we cease to be subject to the reporting

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

requirements of the Exchange Act, but the preferred shares are outstanding, then the preferred shares will be redeemable, in whole but not in part at our option, within 90 days of the date upon which the depositary shares cease to be listed and we cease to be subject to such reporting requirements, at a redemption price equivalent to $25.00 per Depositary Share, plus all accrued and unpaid dividends to the date of redemption. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series J Preferred Stock ranks senior to payments on our Common Stock and pari passu with our Series F Preferred Stock, Series G Preferred Stock and Series K Preferred Stock (hereinafter defined). The Series J Preferred Stock is not redeemable prior to January 15, 2011. On or after January 15, 2011, the Series J Preferred Stock is redeemable for cash at our option, in whole or in part, at a redemption price equivalent to $25.00 per Depositary Share, or $150,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series J Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On August 21, 2006, we issued 2,000,000 Depositary Shares, each representing 1/10,000th of a share of our 7.25%, $.01 par value, Series K Flexible Cumulative Redeemable Preferred Stock (the Series K Preferred Stock), at an initial offering price of $25.00 per Depositary Share. Dividends on the Series K 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 K Preferred Stock ranks senior to payments on our Common Stock and pari passu with our Series F Preferred Stock, Series G Preferred Stock and Series J Preferred Stock. The Series K Preferred Stock is not redeemable prior to August 15, 2011. On or after August 15, 2011, the Series K Preferred Stock is redeemable for cash at our option, in whole or in part, at a redemption price equivalent to $25.00 per Depositary Share, or $50,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series K Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

The following table summarizes certain information regarding our preferred stock:

	Stated Value at	
	December 31, 2010	**December 31, 2009**
Series F Preferred Stock	$ 50,000	$ 50,000
Series G Preferred Stock	25,000	25,000
Series J Preferred Stock	150,000	150,000
Series K Preferred Stock	50,000	50,000
Total	$ 275,000	$ 275,000

Shares of Common Stock

For the years ended December 31, 2010, 2009 and 2008, 27,586, 415,466 and 632,492, shares of common stock, respectively, were converted from an equivalent number of limited partnership interests in the Operating Partnership (Units), resulting in a reclassification of $316, $7,817 and $14,581, respectively, of noncontrolling interest to First Industrial Realty Trust Inc. s Stockholders Equity.

On August 8, 2008, the Company s Dividend Reinvestment and Direct Stock Purchase Plan (DRIP) became effective. Under the terms of the DRIP, stockholders who participate may reinvest all or part of their dividends in additional shares of the Company at a discount from the market price, at our discretion, when the shares are issued and sold directly by us from authorized but unissued shares of the Company s common stock. Stockholders and non-stockholders may also purchase additional shares at a discounted price, at our discretion, when the shares are issued and sold directly by us from authorized but unissued shares of the Company s common stock, by making optional cash payments, subject to certain dollar thresholds. During the

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

year ended December 31, 2010, we issued 875,402 shares of the Company s common stock under the direct stock purchase component of the DRIP for approximately $5,970. During the year ended December 31, 2009, the Company issued 3,034,120 shares under the direct stock purchase component of the DRIP for $15,920.

On October 5, 2009, the Company sold in an underwritten public offering 13,635,700 shares of its common stock at a price of $5.25 per share. Gross offering proceeds from the issuance were $71,587 in the aggregate. Proceeds to the Company, net of underwriters discount of $3,042 and total expenses of $765, were approximately $67,780.

On May 4, 2010, we entered into distribution agreements with sales agents to sell up to 10,000,000 shares of the Company s common stock from time to time in at-the-market offerings (the ATM). During the year ended December 31, 2010, we issued 5,469,767 shares of the Company s common stock under the ATM for approximately $44,117, net of $900 paid to the sales agent. Additionally, we paid $210 in professional fees related to the ATM offerings. Under the terms of the ATM, sales were made primarily in transactions that were deemed to be at-the-market offerings, including sales made directly on the New York Stock Exchange or sales made through a market maker other than on an exchange or by privately negotiated transactions. On December 31, 2010, we concluded the ATM as a result of the expiration of the of distribution agreements with our sales agents.

During the years ended December 31, 2010 and 2009, we awarded 23,567 and 50,445 shares, respectively, of common stock to certain directors. The common stock shares had a fair value of approximately $128 and $240, respectively, upon issuance.

Non-Qualified Employee Stock Options

For the year ended December 31, 2008, certain employees of the Company exercised 6,300 non-qualified employee stock options. Proceeds to us were approximately $174.

Restricted Stock/Units

During the year ended December 31, 2009, we made a grant of 1,000,000 restricted stock units to our Chief Executive Officer. During each of the years ended December 31, 2010 and 2009, 150,000 of the restricted stock units vested.

During the years ended December 31, 2010, 2009 and 2008 we awarded 573,198, 0 and 583,871 restricted shares of common stock, respectively, as well as 0, 1,473,600 and 4,757 restricted stock units, respectively, to certain employees of the Company and 0, 35,145 and 21,945 restricted shares of common stock, respectively, to certain directors of the Company. See Note 13 for further disclosure on our stock based compensation.

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The following table is a roll-forward of our shares of common stock outstanding, including unvested restricted shares of common stock for the three years ended December 31, 2010:

	Shares of Common Stock Outstanding
Balance at December 31, 2007	43,672,149
Stock Option Exercises	6,300
Issuance of Common Stock	138
Issuance of Restricted Stock Shares	605,816
Repurchase and Retirement of Restricted Stock Shares	(264,713)
Conversion of Operating Partnership Units	632,492
Balance at December 31, 2008	44,652,182
Issuance of Common Stock	16,874,884
Issuance of Restricted Stock Shares	35,145
Repurchase and Retirement of Restricted Stock Shares	(132,463)
Conversion of Operating Partnership Units	415,466
Balance at December 31, 2009	61,845,214
Issuance of Common Stock	6,518,736
Issuance of Restricted Stock Shares	573,198
Repurchase and Retirement of Restricted Stock Shares	(123,438)
Conversion of Operating Partnership Units	27,586
Balance at December 31, 2010	68,841,296

Dividends/Distributions

The coupon rate of our Series F Preferred Stock resets every quarter beginning March 31, 2009 at 2.375% plus the greater of (i) the 30 year U.S. Treasury rate, (ii) the 10 year U.S. Treasury rate or (iii) 3-month LIBOR. For the fourth quarter of 2010, the new coupon rate was 6.075%. See Note 14 for additional derivative information related to the Series F Preferred Stock coupon rate reset.

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

	Year Ended 2010		Year Ended 2009		Year Ended 2008	
	Dividend/ Distribution	**Total**	**Dividend/ Distribution**	**Total**	**Dividend/ Distribution**	**Total**

	per Share/ Unit	Dividend/ Distribution	per Share/ Unit	Dividend/ Distribution	per Share/ Unit	Dividend/ Distribution
Common Stock/Operating Partnership Units	$ 0.0000	$	$ 0.0000	$	$ 2.4100	$ 121,882
Series F Preferred Stock	$ 6,736.1540	$ 3,368	$ 6,414.5700	$ 3,207	$ 6,236.0000	$ 3,118
Series G Preferred Stock	$ 7,236.0000	$ 1,809	$ 7,236.0000	$ 1,809	$ 7,236.0000	$ 1,809
Series J Preferred Stock	$ 18,125.2000	$ 10,875	$ 18,125.2000	$ 10,875	$ 18,125.2000	$ 10,875
Series K Preferred Stock	$ 18,125.2000	$ 3,625	$ 18,125.2000	$ 3,625	$ 18,125.2000	$ 3,625

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

8. Supplemental Information to Statements of Cash Flows

Supplemental disclosure of cash flow information:

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
Interest paid, net of capitalized interest	$ 105,276	$ 115,990	$ 113,062
Capitalized Interest	$	$ 281	$ 7,775
Income Taxes Paid (Refunded)	$ 3,663	$ (54,173)	$ 2,355
Supplemental schedule of noncash investing and financing activities:			
Distribution payable on common stock/Units	$	$	$ 12,614
Distribution payable on preferred stock	$ 452	$ 452	$ 1,232
Exchange of units for common stock:			
Noncontrolling interest	$ (316)	$ (7,817)	$ (14,581)
Common stock	1	4	6
Additional paid-in-capital	315	7,813	14,575
	$	$	$
In conjunction with property and land acquisitions, the following liabilities were assumed:			
Accounts payable and accrued expenses	$	$	$ (464)
Mortgage debt	$	$	$ (7,852)
In conjunction with certain property sales, we provided seller financing:			
Notes receivable	$ 168	$ 20,645	$ 62,613
Write-off of fully depreciated assets	$ (59,485)	$ (55,089)	$ (72,406)

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

9. Earnings Per Share (EPS)

The computation of basic and diluted EPS is presented below:

	Year Ended December 31, 2010	Year Ended December 31, 2009	Year Ended December 31, 2008
Numerator:			
Loss from Continuing Operations, Net of Income Tax	$ (84,382)	$ (21,902)	$ (148,917)
Noncontrolling Interest Allocable to Continuing Operations	8,107	4,203	20,756
Loss from Continuing Operations, Net of Noncontrolling Interest and Income Tax	(76,275)	(17,699)	(128,161)
Gain on Sale of Real Estate	859	374	12,008
Income Tax Provision Allocable to Gain on Sale of Real Estate	(342)	(143)	(3,782)
Noncontrolling Interest Allocable to Gain on Sale of Real Estate	(40)	(24)	(1,020)
Preferred Stock Dividends	(19,677)	(19,516)	(19,428)
Loss from Continuing Operations Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (95,475)	$ (37,008)	$ (140,383)
(Loss) Income from Discontinued Operations	$ (137,754)	$ 27,681	$ 188,444
Income Tax Provision Allocable to Discontinued Operations		(1,824)	(5,166)
Noncontrolling Interest Allocable to Discontinued Operations	10,731	(2,632)	(22,726)
Discontinued Operations Allocable to Participating Securities			(2,553)
Discontinued Operations Attributable to First Industrial Realty Trust, Inc.	$ (127,023)	$ 23,225	$ 157,999
Net (Loss) Income Available	(222,498)	(13,783)	20,169
Net Income Allocable to Participating Securities			(2,553)
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders	$ (222,498)	$ (13,783)	$ 17,616
Denominator:			
Weighted Average Shares Basic and Diluted	62,952,565	48,695,317	43,192,969

Basic and Diluted EPS:						
Loss from Continuing Operations Available to First Industrial Realty Trust, Inc. s Common Stockholders	$	(1.52)	$	(0.76)	$	(3.25)
Discontinued Operations Attributable to First Industrial Realty Trust, Inc. s Common Stockholders	$	(2.02)	$	0.48	$	3.66
Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders	$	(3.53)	$	(0.28)	$	0.41

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Participating securities include unvested restricted stock awards and restricted unit awards outstanding that participate in non-forfeitable dividends of the Company.

	Unvested Awards Outstanding at December 31, 2010	Allocation of Net Income Available to Participating Securities For the Year Ended December 31, 2010	Unvested Awards Outstanding at December 31, 2009	Allocation of Net Income Available to Participating Securities For the Year Ended December 31, 2009	Unvested Awards Outstanding at December 31, 2008	Allocation of Net Income Available to Participating Securities For the Year Ended December 31, 2008
Participating Securities:						
Restricted Stock Awards	662,092		355,645		757,041	
Restricted Unit Awards					4,619	
	662,092	$	355,645	$	761,660	$ 482

Participating security holders are not obligated to share in losses, therefore, none of the loss was allocated to participating securities for the year ended December 31, 2010 and 2009.

The number of weighted average shares diluted is the same as the number of weighted average shares basic for the years ended December 31, 2010, 2009 and 2008 as the effect of stock options and restricted unit awards was excluded as its inclusion would have been antidilutive to the loss from continuing operations available to First Industrial Realty Trust, Inc. s common stockholders. The following awards were anti-dilutive and could be dilutive in future periods:

	Number of Awards Outstanding At December 31, 2010	Number of Awards Outstanding At December 31, 2009	Number of Awards Outstanding At December 31, 2008
Non-Participating Securities:			
Restricted Unit Awards	1,012,800	1,218,800	
Options	98,701	139,700	278,601

The 2011 Exchangeable Notes are convertible into common shares of the Company at a price of $50.93 and were not included in the computation of diluted EPS as our average stock price did not exceed the strike price of the conversion feature.

10. Income Taxes

For income tax purposes, distributions paid to common shareholders are classified as ordinary income, capital gain, return of capital or qualified dividends. We did not pay common share distributions for the year ended December 31, 2010 or 2009. For the year ended December 31, 2008, the distributions per common share were classified as follows:

	2008	As a Percentage of Distributions
Ordinary income	$ 0.1127	4.68%
Long-term capital gains	1.3166	54.63%
Unrecaptured Section 1250 gain	0.8141	33.78%
Qualified Dividends	0.1666	6.91%
	$ 2.4100	100.00%

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For income tax purposes, distributions paid to preferred shareholders are classified as ordinary income, capital gain, return of capital or qualified dividends. For the years ended December 31, 2010, 2009 and 2008, the preferred distributions per depositary share were classified as follows:

Series J Preferred Stock	**2010**	**As a Percentage of Distributions**	**2009**	**As a Percentage of Distributions**	**2008**	**As a Percentage of Distributions**
Ordinary income	$ 0.0123	0.68%	$	0.00%	$ 0.0847	4.68%
Long-term capital gains		0.00%	1.3697	75.57%	0.9902	54.63%
Unrecaptured Section 1250 gain	0.1717	9.47%	0.4428	24.43%	0.6123	33.78%
Return of Capital	1.5457	85.28%		0.00%		0.00%
Qualified Dividends	0.0828	4.57%		0.00%	0.1253	6.91%
	$ 1.8125	100.00%	$ 1.8125	100.00%	$ 1.8125	100.00%

Series K Preferred Stock	**2010**	**As a Percentage of Distributions**	**2009**	**As a Percentage of Distributions**	**2008**	**As a Percentage of Distributions**
Ordinary income	$ 0.0123	0.68%	$	0.00%	$ 0.0847	4.68%
Long-term capital gains		0.00%	1.3697	75.57%	0.9902	54.63%
Unrecaptured Section 1250 gain	0.1717	9.47%	0.4428	24.43%	0.6123	33.78%
Return of Capital	1.5457	85.28%		0.00%		0.00%
Qualified Dividends	0.0828	4.57%		0.00%	0.1253	6.91%
	$ 1.8125	100.00%	$ 1.8125	100.00%	$ 1.8125	100.00%

The components of income tax (provision) benefit for the TRSs for the years ended December 31, 2010, 2009 and 2008 are comprised of the following:

	2010	**2009**	**2008**
Current:			
Federal	$ (887)	$ 38,703	$ 5,114
State	(45)	372	814

Foreign	(77)	(835)	(649)
Deferred:			
Federal	163	(15,816)	(526)
State	3	(557)	(107)
Foreign	(147)	9	671
	$ (990)	$ 21,876	$ 5,317

In addition to income tax (provision) benefit recognized by the TRSs, $(2,315), $1,320 and $(1,028) of additional income tax (provision) benefit, which is included in continuing operations, was recognized by the Company and is included in income tax (provision) benefit on the consolidated statement of operations for the years ended December 31, 2010, 2009 and 2008, respectively.

On August 24, 2009, we received a private letter ruling from the IRS granting favorable loss treatment under Sections 331 and 336 of the Code on the tax liquidation of our old TRS. As a result, the Company completed a transaction on September 1, 2009 whereby approximately 75% of the assets formerly held by the old TRS are now held by FI LLC (which is wholly owned by the Operating Partnership). The remaining 25%

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

of the assets are now held by FRIP (which is 99% owned by the new TRS). On November 6, 2009, legislation was signed that allows businesses with net operating losses for 2008 or 2009 to carry back those losses for up to five years. As a result, we received a refund from the IRS of $40,418 in the fourth quarter of 2009 due to the tax liquidation of the old TRS.

Deferred income taxes represent the tax effect of the temporary differences between the book and tax basis of assets and liabilities. Deferred tax assets (liabilities) of the TRSs include the following as of December 31, 2010 and 2009.

	2010	2009
Investments in Joint Ventures	$ 47	$ 1,679
Fixed assets	1,010	1,074
Prepaid rent	71	114
Restricted stock	99	34
Capitalized Interest	626	
Impairment of Real Estate	10,196	
Federal net operating loss carrying forward		345
State net operating loss carrying forward		11
Foreign net operating loss carrying forward	706	77
Valuation Allowance	(9,301)	(1,299)
Other	569	753
Total deferred tax assets	$ 4,023	$ 2,788
Straight-line rent	(510)	(507)
Fixed assets	(2,544)	(1,358)
Other		(3)
Total deferred tax liabilities	$ (3,054)	$ (1,868)
Total net deferred tax asset	$ 969	$ 920

As of December 31, 2010 and 2009, the TRSs had net deferred tax assets of $969 and $920, after valuation allowances of $9,301 and $1,299, respectively. The increase in the valuation allowance of $8,002 from December 31, 2009 to December 31, 2010 is primarily related to an increase in net deferred tax assets due to the impairment of real estate recognized by the TRSs. As of December 31, 2009 and 2008, the TRSs had net deferred tax assets of $920 and $17,194, after valuation allowances of $1,299 and $19,501, respectively. The decrease in the valuation allowance of ($18,202) from December 31, 2008 to December 31, 2009 is primarily related to a decrease in net deferred tax assets due to the liquidation of the old TRS. The deferred tax assets and liabilities of the old TRS were eliminated on September 1, 2009, as FI LLC is a nontaxable entity. We recorded valuation allowances to offset the deferred tax assets at December 31, 2010 and 2009 because we concluded, based on a review of the relative weight of the available evidence, that it was more likely than not that the TRSs will not generate sufficient future taxable income to realize certain deferred tax assets. We will continue to assess the need for a valuation allowance in the future.

The TRSs have a net operating loss carryforward related to foreign taxes of $706 at December 31, 2010. The TRSs had a net operating loss carryforward related to federal, state and foreign taxes of $433 and a tax credit carryforward of $684 at December 31, 2009.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The TRSs components of income tax benefit (provision) for the years ended December 31, 2010, 2009 and 2008 are as follows:

	2010	2009	2008
Tax provision associated with income from operations on sold properties which is included in discontinued operations	$	$ (362)	$ (1,434)
Tax provision associated with gains and losses on the sale of real estate which is included in discontinued operations		(1,462)	(3,732)
Tax provision associated with gains and losses on the sale of real estate	(342)	(143)	(3,782)
Income tax (provision) benefit	(648)	23,843	14,265
Income tax (provision) benefit	$ (990)	$ 21,876	$ 5,317

The income tax benefit pertaining to income from continuing operations and gain on sale of real estate for the TRSs differs from the amounts computed by applying the applicable federal statutory rate as follows:

	2010	2009	2008
Tax benefit at federal rate related to continuing operations	$ 2,497	$ 8,815	$ 28,625
State tax benefit, net of federal benefit	28	523	2,825
Non-deductible permanent items, net	9	(1,652)	(1,852)
Change in valuation allowance	(3,334)	16,269	(19,501)
Foreign taxes, net	(193)	315	347
Other	3	(570)	39
Net income tax (provision) benefit	$ (990)	$ 23,700	$ 10,483

Michigan Tax Issue

As of December 31, 2008, we had paid approximately $1,400 (representing tax and interest for the years 1997-2000) to the State of Michigan regarding business loss carryforwards the appropriateness of which was the subject of litigation initiated by us. On December 11, 2007, the Michigan Court of Claims rendered a decision against us regarding the business loss carryforwards. Also, the court ruled against us on an alternative position involving Michigan s Capital Acquisition Deduction. We filed an appeal to the Michigan Appeals Court in January 2008; however, as a result of the lower court s decision, an additional approximately $800 (representing tax and interest for the year 2001) had been accrued through June 30, 2009 for both tax and financial statement purposes. On August 18, 2009, the Michigan Appeals Court issued a decision in our favor on the business loss carryforward issue. The Michigan Department of Treasury appealed the decision to the Michigan Supreme Court on September 29, 2009; however, we believed there was a very low probability that the Michigan Supreme Court would accept the case. Therefore, in September 2009 we reversed our accrual of $800 (related to the 2001 tax year) and set up a receivable of

$1,400 for the amount paid in 2006 (related to the 1997-2000 tax years), resulting in an aggregate reversal of prior tax expense of approximately $2,200. On April 23, 2010, the Michigan Supreme Court reversed the decision of the Michigan Appeals Court and reinstated the decision of the Michigan Court of Claims. Based on the most recent ruling of the Michigan Supreme Court, we reversed the receivable of $1,400 and paid approximately $800, for a total of approximately $2,200 of tax expense for the year ended December 31, 2010, which is included in continuing operations.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

11. Restructuring Costs

We committed to a plan to reduce organizational and overhead costs in October 2008 and have subsequently modified that plan with the goal of further reducing these costs. During 2009 and 2010, we committed to additional modifications to the plan consisting of further organizational and overhead cost reductions.

For the year ended December 31, 2010, we recorded as restructuring costs a pre-tax charge of $1,858 to provide for employee severance and benefits ($525), costs associated with the termination of certain office leases ($647) and other costs ($686) associated with implementing the restructuring plan. Included in employee severance costs is $156 of non-cash costs which represents the accelerated recognition of restricted stock expense for certain employees for the year ended December 31, 2010. At December 31, 2010, we have $1,574 included in Accounts Payable, Accrued Expenses and Other Liabilities, Net related to severance obligations, remaining lease payments and other costs incurred but not yet paid.

For the year ended December 31, 2009, we recorded as restructuring costs a pre-tax charge of $7,806 to provide for employee severance and benefits ($5,186), costs associated with the termination of certain office leases ($1,867) and other costs ($753) associated with implementing the restructuring plan. Included in employee severance costs is $2,931 of non-cash costs which represents the accelerated recognition of restricted stock expense for certain employees for the year ended December 31, 2009. At December 31, 2009, we had $2,884 included in Accounts Payable, Accrued Expenses and Other Liabilities, Net related to severance obligations, remaining lease payments and other costs incurred but not yet paid.

For the year ended December 31, 2008, we recorded as restructuring costs a pre-tax charge of $27,349 to provide for employee severance and benefits ($24,825), costs associated with the termination of certain office leases ($1,162) and contract cancellation and other costs ($1,362) associated with implementing the restructuring plan. Included in employee severance costs is $9,585 of non-cash costs which represents the accelerated recognition of restricted stock for certain employees. At December 31, 2008, we had $6,695 included in Accounts Payable, Accrued Expenses and Other Liabilities, Net related to severance obligations, remaining lease payments and other costs incurred but not yet paid.

12. Future Rental Revenues

Our properties are leased to tenants under net and semi-net operating leases. Minimum lease payments receivable, excluding tenant reimbursements of expenses, under non-cancelable operating leases in effect as of December 31, 2010 are approximately as follows:

2011	$ 236,836
2012	197,544
2013	157,727
2014	121,718
2015	95,467
Thereafter	361,818
Total	$ 1,171,110

13. Stock Based Compensation

We maintain four stock incentive plans (the Stock Incentive Plans) which are administered by the Compensation Committee of the Board of Directors. There are approximately 10.4 million shares authorized for issuance under the Stock Incentive Plans. Only officers, certain employees, our Independent Directors and our affiliates generally are eligible to participate in the Stock Incentive Plans.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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/Unit awards, (iv) performance share awards and (v) dividend equivalent rights. The exercise price of the stock options is determined by the Compensation Committee. 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, 2010, stock options and restricted stock/units covering 1.8 million shares were outstanding and 1.0 million shares were available under the Stock Incentive Plans. At December 31, 2010, all outstanding stock options are vested. Stock option transactions are summarized as follows:

	Shares	Weighted Average Exercise Price	Exercise Price per Share	Aggregate Intrinsic Value
Outstanding at December 31, 2008	278,601	$ 31.92	$ 27.25-$33.15	$
Expired or Terminated	(138,901)	$ 31.94	$ 27.69-$33.13	
Outstanding at December 31, 2009	139,700	$ 31.89	$ 27.25-$33.15	$
Expired or Terminated	(40,999)	$ 30.96	$ 27.25-$33.15	
Outstanding at December 31, 2010	98,701	$ 32.34	$ 30.53-$33.15	$

The following table summarizes currently outstanding and exercisable options as of December 31, 2010:

Range of Exercise Price	Number Outstanding and Exercisable	Weighted Average Remaining Contractual Life	Weighted Average Exercise Price
$30.53 - $31.05	31,901	0.83	$ 30.69
$33.13 - $33.15	66,800	0.26	$ 33.13

In September 1994, the Board of Directors approved and we adopted a 401(k)/Profit Sharing Plan. Under our 401(k)/Profit Sharing Plan, all eligible employees may participate by making voluntary contributions. We may make, but are not required to make, matching contributions. For the years ended December 31, 2010, 2009 and 2008, we made matching contributions of $194, $0 and $0, respectively.

For the years ended December 31, 2010, 2009 and 2008, we awarded 573,198, 1,473,600, and 588,628 restricted stock and unit awards to our employees having a fair value at grant date of $3,336, $7,406, and $18,860, respectively. We also awarded 0, 35,145, and 21,945, restricted stock awards to our directors having a fair value at grant date of $0, $149, and $603, respectively. Restricted stock awards granted to employees generally vest over a period of three to four years and restricted stock awards granted to directors generally vest over a period of five years. For the years ended December 31, 2010, 2009 and 2008, we recognized $6,040, $13,015, and $25,883 in restricted stock amortization related to restricted stock awards, of which $0, $45, and $1,519, respectively, was capitalized in connection with development activities. At December 31, 2010, we have $6,207 in unearned compensation related to unvested restricted stock awards. The weighted average period that the unrecognized compensation is expected to be incurred is 1.05 years. We did not award options to our employees or our directors during the years ended December 31, 2010, 2009 and 2008 and all outstanding options are fully vested; therefore, no stock-based employee compensation expense related to options is included in Net (Loss) Income Available to First Industrial Realty Trust, Inc. s Common Stockholders and Participating Securities.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Restricted stock award and restricted stock unit award transactions for the years ended December 31, 2010 and 2009 are summarized as follows:

	Shares	Weighted Average Grant Date Fair Value
Outstanding at December 31, 2008	761,660	$ 36.00
Issued	1,508,745	$ 5.01
Vested	(571,149)	$ 28.79
Forfeited	(124,811)	$ 7.51
Outstanding at December 31, 2009	1,574,445	$ 11.17
Issued	573,198	$ 5.82
Vested	(349,440)	$ 22.56
Forfeited	(123,311)	$ 7.13
Outstanding at December 31, 2010	1,674,892	$ 17.77

During the year ended December 31, 2009, we made a grant of 1,000,000 restricted stock units to our Chief Executive Officer. These restricted stock units had a fair value of approximately $6,014 on the date of issuance. Of these restricted stock units, a total of 600,000 (the Service Awards) vest in four equal installments on the first, second, third and fourth year anniversary of December 31, 2008, and a total of 400,000 (the Performance Awards I) vest in four installments of up to 100,000 on the first, up to 200,000 on the second, up to 300,000 on the third and up to 400,000 on the fourth year anniversary of December 31, 2008, to the extent certain market conditions are met. The market conditions are met when certain stock price levels are achieved and maintained for certain time periods between the award issuance date and December 31, 2013. Both the Service Awards and Performance Awards I require the Chief Executive Officer to be employed by the Company at the applicable vesting dates, subject to certain clauses in the award agreement. The Service Awards are amortized over the four year service period. The Performance Awards I are amortized over the service period of each installment.

During the year ended December 31, 2009, we made a grant of 473,600 restricted stock units to certain members of management (the Performance Awards II). The Performance Awards II had a fair value of approximately $1,392 on the date of issuance and will vest in four installments on the first, second, third and fourth anniversary of June 30, 2009, to the extent certain service periods and market conditions are both met. The market conditions are met when certain stock price levels are achieved and maintained for certain time periods between the award issuance date and June 30, 2014. The Performance Awards II are amortized over the service period of each installment. In conjunction with the issuance of the Performance Awards II, the members of management were also granted cash awards with a fair value of $792. The cash awards vested on June 30, 2010 and compensation expense was recognized on a straight-line basis over the service period. In order to receive the Performance Awards II, the members of management are required to be employed by the Company at the applicable vesting dates, subject to certain clauses in the award agreements.

During the year ended December 31, 2010, certain members of management were granted cash awards with a fair value of $688. The cash awards vest on June 30, 2011 and compensation expense is recognized on a straight-line basis over the service period. In order to receive the cash awards, the members of management are required to be employed by the Company at the vesting date, subject to certain clauses of the award agreements.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The fair value of the Performance Awards I and the Performance Awards II at issuance was determined using a Monte Carlo simulation model with the following assumptions:

	Performance Awards I	Performance Awards II
Expected dividend yield	0.0%	0.0%
Expected stock volatility	57.18% to 119.55%	76.29% to 162.92%
Risk-free interest rate	0.40% to 1.84%	0.43% to 2.38%
Expected life (years)	1-4	1-4
Fair value	$4.49	$2.94

14. Derivatives

Our objectives in using interest rate derivatives are to add stability to interest expense and to manage our cash flow volatility exposure to interest rate movements. To accomplish this objective, we primarily use interest rate swaps as part of our interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

In January 2008, we entered into two forward starting swaps each with a notional value of $59,750, which fixed the interest rate on forecasted debt offerings. We designated both swaps as cash flow hedges. The rates on the forecasted debt issuances underlying the swaps locked on March 20, 2009 (the Forward Starting Agreement 1) and on April 6, 2009 (the Forward Starting Agreement 2), and as such, the swaps ceased to qualify for hedge accounting. On March 20, 2009, the fair value of Forward Starting Agreement 1 was a liability of $4,442 and on April 6, 2009, the fair value of Forward Starting Agreement 2 was a liability of $4,023. These amounts are included in Other Comprehensive Income (OCI) and will be amortized over five years, which was the original life of the Forward Starting Agreement 1 and Forward Starting Agreement 2, as an increase to interest expense. On May 8, 2009, we settled the Forward Starting Agreement 1 and paid the counterparty $4,105 and on June 3, 2009 we settled the Forward Starting Agreement 2 and paid the counterparty $3,386. The change in value of Forward Starting Agreement 1 and Forward Starting Agreement 2 from the respective day the interest rate on the underlying debt was locked until settlement is $974 for the year ended December 31, 2009 and is included in Mark-to-Market (Loss) Gain on Interest Rate Protection Agreements in the statement of operations.

The effective portion of changes in the fair value of derivatives designated and that qualify as cash flow hedges is recorded in OCI and is subsequently reclassified to earnings through interest expense over the life of the derivative or over the life of the debt. In the next 12 months, we will amortize approximately $2,276 into net income by increasing interest expense for interest rate protection agreements we settled in previous periods.

As of December 31, 2009, we also had an interest rate swap agreement with a notional value of $50,000 which fixed the LIBOR rate on a portion of our outstanding borrowings on our Unsecured Credit Facility at 2.4150% (the Interest Rate Swap Agreement). Monthly payments or receipts were treated as a component of interest expense. We designated the Interest Rate Swap Agreement as a cash flow hedge. The Interest Rate Swap Agreement was highly effective through its maturity on April 1, 2010, and, as a result, the change in the fair value was shown in OCI.

The coupon rate of our Series F Preferred Stock resets every quarter beginning March 31, 2009 at 2.375% plus the greater of (i) the 30 year U.S. Treasury rate, (ii) the 10 year U.S. Treasury rate or (iii) 3-month LIBOR. For the fourth quarter of 2010, the new coupon rate was 6.075% (see Note 7). In October 2008, we entered into an interest rate swap agreement with a notional value of $50,000 to mitigate our exposure to floating interest rates related to the forecasted reset rate of the coupon rate of our Series F Preferred Stock (the Series F Agreement). This Series F Agreement fixes the 30-year U.S. Treasury rate at 5.2175%.

FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Accounting guidance for derivatives does not permit hedge accounting treatment related to equity instruments and therefore the mark to market gains or losses related to this agreement are recorded in the statement of operations. Quarterly payments or receipts are treated as a component of the mark to market gains or losses. For the years ended December 31, 2010 and 2009, we incurred settlement payments of $492 and $472, respectively, of which $194 and $152, respectively, was outstanding at December 31, 2010 and 2009.

The following is a summary of the terms of the forward starting swaps and the interest rate swaps and their fair values, which are included in Accounts Payable, Accrued Expenses and Other Liabilities, Net on the accompanying consolidated balance sheet as of December 31, 2010:

Hedge Product	Notional Amount	Fixed Pay Rate	Trade Date	Maturity Date	Fair Value As of December 31, 2010	Fair Value As of December 31, 2009
Derivatives designated as hedging instruments:						
Interest Rate Swap Agreement	$ 50,000	2.4150%	March 2008	April 1, 2010	N/A	$ (267)
Total derivatives designated as hedging instruments:	$ 50,000				N/A	$ (267)
Derivatives not designated as hedging instruments:						
Series F Agreement*	50,000	5.2175%	October 2008	October 1, 2013	$ (523)	93
Total Derivatives	$ 100,000			Total	$ (523)	$ (174)

* Fair value excludes quarterly settlement payment due on Series F Agreement. As of December 31, 2010 and 2009, the outstanding payable was $194 and $152, respectively.

The following is a summary of the impact of the derivatives in cash flow hedging relationships on the statement of operations and the statement of OCI for the years ended December 31, 2010 and December 31, 2009.

Interest Rate Products	Location on Statement	Year Ended December 31, 2010	Year Ended December 31, 2009

Loss Recognized in OCI (Effective Portion)	Mark-to-Market on Interest Rate Protection Agreements (OCI)	$ 990	$ (383)
Amortization Reclassified from OCI into Income	Interest Expense	$ (2,108)	$ (796)
Gain Recognized in Income (Unhedged Position)	Mark-to-Market Gain on Interest Rate Protection Agreements	N/A	$ 974

During 2010, the 2006 Land/Development Joint Venture had interest rate protection agreements outstanding which effectively converted floating rate debt to fixed rate debt on a portion of its total variable debt. The hedge relationships were considered highly effective and as such, for the year ended December 31, 2010, we recorded $1,137 in unrealized gain, representing our 10% share, offset by $414 of income tax provision, which is shown in Mark-to-Market on Interest Rate Protection Agreements, Net of Income Tax, in OCI. In connection with the sale of our equity interest of the 2006 Land/Development Joint Venture on August 5, 2010, we wrote off $1,625 that was recorded in OCI related to our 10% share of unrealized loss related to the interest rate protection agreements. During 2009, two of the Joint Ventures had interest rate protection agreements outstanding which effectively convert floating rate debt to fixed rate debt on a portion of its total variable debt. The hedge relationships were considered highly effective and as such, for the year ended December 31, 2009, we recorded $1,060 in unrealized gain, representing our 10% share, offset by $450 of

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

income tax provision, which is shown in Mark-to-Market on Interest Rate Protection Agreements, Net of Income Tax, in OCI.

Our agreements with our derivative counterparties contain provisions where if we default on any of our indebtedness, then we could also be declared in default on our derivative obligations subject to certain thresholds.

We adopted the fair value measurement provisions as of January 1, 2008, for financial instruments recorded at fair value. The new guidance establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. These tiers include: Level 1, defined as observable inputs such as quoted prices in active markets; Level 2, defined as inputs other than quoted prices in active markets that are either directly or indirectly observable; and Level 3, defined as unobservable inputs in which little or no market data exists, therefore requiring an entity to develop its own assumptions.

The following table sets forth our financial liabilities that are accounted for at fair value on a recurring basis as of December 31, 2010 and 2009:

		Fair Value Measurements at Reporting Date Using:		
Description	**December 31, 2010**	**Quoted Prices in Active Markets for Identical Assets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Unobservable Inputs (Level 3)**
Liabilities:				
Series F Agreement	$ (523)			$ (523)

		Fair Value Measurements at Reporting Date Using:		
Description	**December 31, 2009**	**Quoted Prices in Active Markets for Identical Assets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Unobservable Inputs (Level 3)**
Assets:				
Series F Agreement	$ 93			$ 93
Liabilities:				
Interest Rate Swap Agreement	$ (267)		$ (267)	

The valuation of the Interest Rate Swap Agreement is determined using widely accepted valuation techniques including discounted cash flow analysis on the expected cash flows of the instrument. This analysis reflects the contractual terms of the agreements including the period to maturity, and uses observable market-based inputs, including interest rate curves and implied volatilities. In adjusting the fair value of the interest rate protection agreements for the effect of nonperformance risk, we have considered the impact of netting and any applicable credit enhancements. To comply with the provisions of fair value measurement, we incorporated a credit valuation adjustment (CVA) to appropriately reflect both our own nonperformance risk and the respective counterparty s nonperformance risk in the fair value measurements. However, assessing significance of inputs is a matter of judgment that should consider a variety of factors. One factor we consider is the CVA and its materiality to the overall valuation of the derivatives on the balance sheet and to their related changes in fair value. We believe the inputs obtained related to our CVAs are observable and therefore fall under Level 2 of the fair value hierarchy. Accordingly, the liabilities related to the Interest Rate Swap Agreement are classified as Level 2 amounts.

The valuation of the Series F Agreement utilizes the same valuation technique as the Interest Rate Swap Agreement, however, we consider the Series F Agreement to be classified as Level 3 in the fair value hierarchy due to a significant number of unobservable inputs. The Series F Agreement swaps a fixed rate 5.2175% for

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floating rate payments based on 30-year Treasury. No market observable prices exist for long-dated Treasuries past 30 years. Therefore, we have classified the Series F Agreement in its entirety as a Level 3.

The following table presents a reconciliation for our liabilities classified as Level 3 at December 31, 2010 and 2009:

		Fair Value Measurements Using Significant Unobservable Inputs (Level 3) Derivatives
Beginning liability balance at December 31, 2008	$	(3,073)
Total unrealized gains:		
Mark-to-Market on Series F Agreement		3,166
Ending asset balance at December 31, 2009	$	93
Total unrealized losses:		
Mark-to-Market on Series F Agreement		(616)
Ending liability balance at December 31, 2010	$	(523)

15. Related Party Transactions

We periodically engage in transactions for which CB Richard Ellis, Inc. acts as a broker. A relative of Michael W. Brennan, the former President and Chief Executive Officer and a former director of the Company, is an employee of CB Richard Ellis, Inc. For the year ended December 31, 2008, this relative received approximately $95 in brokerage commissions or other fees for transactions with the Company and the Joint Ventures.

16. Commitments and Contingencies

Eleven 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 in excess of our depreciated cost of the asset. We have no notice of any exercise of any tenant purchase option.

At December 31, 2010, we had nine letters of credit outstanding in the aggregate amount of $1,462. These letters of credit expire between February 2011 and November 2011.

Ground and Operating Lease Agreements

For the years ended December 31, 2010, 2009 and 2008, we recognized $3,047, $4,181 and $4,072 in operating and ground lease expense.

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Future minimum rental payments under the terms of all non-cancelable ground and operating leases under which we are the lessee, offset by sub-lease rental payments under non-cancelable operating leases, as of December 31, 2010, are as follows:

2011	$ 1,795
2012	1,206
2013	1,142
2014	893
2015	775
Thereafter	27,351
Total	$ 33,162

17. Subsequent Events

From January 1, 2011 to February 23, 2011, we sold five industrial properties comprising approximately 0.3 million square feet of GLA. Gross proceeds from the sale of the five industrial properties were approximately $7,675. There were no industrial properties acquired during this period.

On February 10, 2011, we prepaid and retired our secured mortgage debt maturing in September 2012 in the amount of $14,520, excluding a prepayment fee of $73.

On February 18, 2011, we entered into a loan commitment with a major life insurance company lender for mortgage loans, aggregating to $178,300. The closings of the mortgage loans are subject to lender due diligence and there can be no assurance that the mortgage loans will close or, if closed, will generate the anticipated proceeds. The mortgage loans are expected to be cross-collateralized by 32 industrial properties, have a term of seven years and bear interest at 4.45%.

18. Quarterly Financial Information (unaudited)

The following tables summarize our quarterly financial information. The first, second and third fiscal quarters of 2010 and all fiscal quarters in 2009 have been revised in accordance with guidance on accounting for discontinued operations. The results of operations for the fourth quarter of 2010 include $2,387 which should have been recorded as part of the impairment charge recorded during the third quarter in 2010. Management evaluated this impairment charge and believes it is not material to the results of operations of either quarter.

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Net income available to common stockholders and basic and diluted EPS from net income available to common stockholders has not been affected.

	Year Ended December 31, 2010			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
Total Revenues	$ 74,393	$ 71,731	$ 70,043	$ 72,374
Equity in (Loss) Income of Joint Ventures	(459)	582	(398)	950
Noncontrolling Interest Allocable to Continuing Operations	1,629	1,998	2,617	1,863
(Loss) Income from Continuing Operations, Net of Income Tax and Noncontrolling Interest	(13,963)	(18,843)	(24,929)	(18,540)
(Loss) Income from Discontinued Operations, Net of Income Tax	(3,949)	5,732	(134,725)	(4,812)
Noncontrolling Interest Allocable to Discontinued Operations	324	(437)	10,466	378
Gain (Loss) on Sale of Real Estate, Net of Income Tax	731		(214)	
Noncontrolling Interest Allocable to Gain (Loss) on Sale of Real Estate	(57)		17	
Net Loss Attributable to First Industrial Realty Trust, Inc.	(16,914)	(13,548)	(149,385)	(22,974)
Preferred Stock Dividends	(4,960)	(4,979)	(4,884)	(4,854)
Net Loss Available	$ (21,874)	$ (18,527)	$ (154,269)	$ (27,828)
Income from Continuing Operations Allocable to Participating Securities				
Discontinued Operations Allocable to Participating Securities				
Net Loss Available to Common Stockholders	$ (21,874)	$ (18,527)	$ (154,269)	$ (27,828)
Basic and Diluted Earnings Per Share:				
Loss From Continuing Operations Available	$ (0.30)	$ (0.38)	$ (0.48)	$ (0.37)
(Loss) Income from Discontinued Operations	$ (0.06)	$ 0.08	$ (1.97)	$ (0.07)
Net Loss Available to Common Stockholders	$ (0.35)	$ (0.29)	$ (2.44)	$ (0.43)
Weighted Average Shares Outstanding	61,797	62,838	63,100	64,049

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

	Year Ended December 31, 2009			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
Total Revenues	$ 95,096	$ 91,328	$ 89,601	$ 75,813
Equity in Income (Loss) of Joint Ventures	29	1,551	(5,889)	(2,161)
Noncontrolling Interest Allocable to Continuing Operations	2,532	1,454	1,050	(833)
(Loss) Income from Continuing Operations, Net of Income Tax and Noncontrolling Interest	(14,725)	(7,104)	(4,076)	8,206
Income from Discontinued Operations, Net of Income Tax	4,254	4,747	7,797	9,059
Noncontrolling Interest Allocable to Discontinued Operations	(500)	(529)	(851)	(752)
Gain (Loss) on Sale of Real Estate, Net of Income Tax	477		101	(347)
Noncontrolling Interest Allocable to Gain (Loss) on Sale of Real Estate	(50)		(6)	32
Net (Loss) Income Attributable to First Industrial Realty Trust, Inc.	(10,544)	(2,886)	2,965	16,198
Preferred Stock Dividends	(4,857)	(4,824)	(4,913)	(4,922)
Net (Loss) Income Available	$ (15,401)	$ (7,710)	$ (1,948)	$ 11,276
Income from Continuing Operations Allocable to Participating Securities				(17)
Discontinued Operations Allocable to Participating Securities				(49)
Net (Loss) Income Available to Common Stockholders	$ (15,401)	$ (7,710)	$ (1,948)	$ 11,210
Basic and Diluted Earnings Per Share:				
(Loss) Income From Continuing Operations Available	$ (0.43)	$ (0.27)	$ (0.20)	$ 0.05
Income from Discontinued Operations	$ 0.09	$ 0.09	$ 0.15	$ 0.14
Net (Loss) Income Available to Common Stockholders	$ (0.35)	$ (0.17)	$ (0.04)	$ 0.18
Weighted Average Shares Outstanding	44,147	44,439	45,360	60,690

19. Pro Forma Financial Information (unaudited)

The following Pro Forma Condensed Statement of Operations for the year ended December 31, 2008 (the Pro Forma Statement) is presented as if the acquisition of 20 operating industrial properties between January 1, 2008 and December 31, 2008 had occurred at the beginning of the year. The Pro Forma Statement does not include acquisitions between January 1, 2008 and December 31, 2008 for industrial properties that were vacant upon purchase, were leased back to the sellers upon purchase or were subsequently sold before December 31, 2008. The Pro Forma Condensed Statement of Operations includes all necessary adjustments to reflect the occurrence of purchases and sales of properties during 2008 as of January 1, 2008. The Pro Forma

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FIRST INDUSTRIAL REALTY TRUST, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Statement is not necessarily indicative of what our results of operations would have been for the year ended December 31, 2008, nor does it purport to present our future results of operations.

Pro Forma Condensed Statements of Operations

	Year Ended December 31, 2008
Pro Forma Revenues	$ 449,121
Pro Forma Loss from Continuing Operations Available to Common Stockholders, Net of Noncontrolling Interest and Income Taxes	$ (137,181)
Pro Forma Net Income Available to Common Stockholders	$ 23,371
Per Share Data:	
Pro Forma Basic and Diluted Earnings Per Share Data:	
Loss from Continuing Operations Available to Common Stockholders	$ (3.18)
Net Income Available to Common Stockholders	$ 0.48

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FIRST INDUSTRIAL REALTY TRUST, INC.

SCHEDULE III:

REAL ESTATE AND ACCUMULATED DEPRECIATION
As of December 31, 2010

Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquire Construc
		(Dollars in thousands)								
er Green	Duluth, GA	$	$ 264	$ 1,522	$ (59)	$ 207	$ 1,520	$ 1,727	$ 701	1994
porate	Duluth, GA		506	2,904	(798)	284	2,328	2,612	1,271	1994
hway 155	McDonough, GA		788	4,544	(1,673)	349	3,310	3,659	1,963	1994
gwood	Conyers, GA		635	3,662	580	635	4,242	4,877	1,601	1994
gwood	Conyers, GA		288	1,675	675	215	2,423	2,638	828	1994
rland	Covington, GA		125	739	181	125	920	1,045	359	1994
adow	Atlanta, GA		726	4,130	875	726	5,005	5,731	1,897	1994
adow	Atlanta, GA		750	4,460	1,460	828	5,842	6,670	2,255	1994
adow	Atlanta, GA		1,012	5,918	1,595	1,157	7,368	8,525	2,819	1994
ane Dr(d)	Atlanta, GA	2,119	527	2,984	686	546	3,651	4,197	1,302	1996
o Place	Kennesaw, GA	3,000	780	4,420	741	804	5,137	5,941	1,837	1997
man Road	Conyers, GA	2,204	566	3,134	403	574	3,529	4,103	943	1999
t Park	Conyers, GA		452	2,504	188	459	2,685	3,144	745	1999
kbrook	Norcross, GA	1,265	336	1,907	262	339	2,166	2,505	540	2001

kbrook	Norcross, GA	1,264	307	1,742	454	309	2,194	2,503	684	200
kbrook	Norcross, GA	1,230	281	1,592	306	283	1,896	2,179	495	200
kbrook	Norcross, GA	1,728	420	2,381	260	423	2,638	3,061	611	200
kbrook	Norcross, GA	1,363	332	1,879	204	334	2,081	2,415	508	200
kbrook	Norcross, GA		370	2,099	(1,068)	141	1,260	1,401	547	200
kbrook	Norcross, GA		740	4,192	(1,588)	338	3,006	3,344	1,130	200
kbrook	Norcross, GA		313	1,776	(988)	113	988	1,101	439	200
th Park	Ellenwood, GA		1,600	12,464	1,315	1,604	13,775	15,379	2,991	200
od . Park	McDonough, GA	4,563	1,550		7,485	1,550	7,485	9,035	1,195	200
Drive	Cartersville GA	1,773	794	2,252	6	798	2,254	3,052	472	200
is	Villa Rica GA	1,947	401	3,754	42	406	3,791	4,197	1,208	200
ehill	Atlanta, GA	1,601	485	1,979	(38)	490	1,936	2,426	974	200
lip Lee	Atlanta, GA		735	3,627	588	740	4,210	4,950	1,465	200
rren Drive	Norcross, GA		510	1,250	(51)	513	1,196	1,709	226	200
rren Drive	Norcross, GA		711	2,310	(15)	715	2,291	3,006	469	200

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ng Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructe	De
					(Dollars in thousands)						
. Ponce De	Stone Mountain, GA	2,819	604	3,888	210	610	4,092	4,702	1,209	2005	
. Ponce De	Stone Mountain, GA		397	1,791	95	402	1,881	2,283	486	2005	
197 Collins ard	Athens, GA		1,410	5,344	(1,838)	953	3,963	4,916	2,160	2005	
nterprise	Buford, GA	1,537	712	2,118	11	716	2,125	2,841	482	2006	
twater	Buford, GA	2,574	881	3,550	485	885	4,031	4,916	941	2006	
erty ial Parkway	McDonough, GA		756	3,695	(1,419)	451	2,581	3,032	609	2007	
nnie ne	Pendergrass, GA		2,580	21,730	2,414	2,594	24,130	26,724	2,439	2007	
Old Roswell	Alpharetta, GA		2,403	1,912	315	2,428	2,202	4,630	313	2008	
ore											
ortal	Baltimore, MD		884	4,891	454	899	5,330	6,229	1,684	1998	
lartin King Hwy	Lanham, MD		700	1,920	289	700	2,209	2,909	472	2003	
lartin King Hwy	Lanham, MD		500	955	518	500	1,473	1,973	482	2003	
oston Way	Lanham, MD		1,100	3,070	388	1,100	3,458	4,558	827	2003	
oston Way	Lanham, MD		1,200	2,174	300	1,200	2,474	3,674	585	2003	
Randolph	Dulles, VA	7,880	3,200	8,187	(151)	3,208	8,028	11,236	1,564	2004	
Dulles t Court	Dulles, VA		2,200	9,346	168	2,206	9,508	11,714	2,020	2004	
orbes ard	Lanham, MD		356	1,823	337	375	2,141	2,516	474	2005	
383 rd Vista	Lanham, MD		279	1,358	215	296	1,556	1,852	358	2005	
ottsford Rd.	Lanham, MD		351	1,955	201	372	2,135	2,507	435	2005	

ottsford Road	Lanham, MD	539	2,196	327	568	2,494	3,062	628	2005
McCormick	Hunt Valley, MD	1,017	3,132	67	1,038	3,178	4,216	778	2005
Pepper	Hunt Valley, MD	918	2,529	316	938	2,825	3,763	709	2005
11120 Road	Hunt Valley, MD	901	1,455	57	919	1,494	2,413	501	2005
ubhouse	Hunt Valley, MD	701	1,691	(121)	718	1,553	2,271	230	2005
Gilroy Road	Hunt Valley, MD	913	2,705	64	913	2,769	3,682	918	2005
Gilroy Road	Hunt Valley, MD	1,111	3,819	154	1,136	3,948	5,084	1,284	2005
eton Circle	Sparks, MD	1,648	2,151	(226)	1,690	1,883	3,573	409	2005
132 sador Road	Baltimore, MD	829	1,329	255	847	1,566	2,413	554	2005
mbassador	Hunt Valley, MD	924	2,876	1,124	942	3,982	4,924	591	2005
162 sador Road	Baltimore, MD	979	1,672	187	1,000	1,838	2,838	602	2005
249 sador Road	Woodlawn, MD	1,283	2,674	(49)	1,311	2,597	3,908	741	2005
utherford	Baltimore, MD	1,032	2,150	253	1,054	2,381	3,435	527	2005
ord ore Road	Baltimore, MD	875	1,826	772	897	2,576	3,473	795	2005
engies Road	Baltimore, MD	2,640	270	14,581	2,823	14,668	17,491	1,465	2008

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Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Yea Acqui Constru
					(Dollars in thousands)					
ennsylvania										
eedom Road	Cranberry Township, PA		31	994	613	200	1,438	1,638	1,033	199
ll Drive	Middletown, PA	1,261	262	857	1,741	287	2,573	2,860	1,631	199
merce Drive	Middletown, PA		196	997	714	206	1,701	1,907	1,141	199
merce Drive	Middletown, PA		141	859	1,174	164	2,010	2,174	1,176	199
merce Drive	Middletown, PA		113	743	1,215	209	1,862	2,071	1,287	199
lver Spring	Mechanicsburg, PA		510	2,890	6,296	541	9,155	9,696	2,689	199
nters Green	Hagerstown, MD		1,390	13,104	3,893	1,863	16,524	18,387	3,071	200
wley Drive	Hagerstown, MD		1,000	5,847	1,567	1,016	7,398	8,414	1,752	200
view Park	Jessup, PA		542		2,974	532	2,984	3,516	448	200
ad Avenue	Shiremanstown, PA		1,181	4,447	1,438	1,328	5,738	7,066	1,712	200
ad Avenue	Shiremanstown, PA	9,057	1,293	7,164	1,821	1,341	8,937	10,278	2,234	200
ntown Blvd	Harrisburg, PA		585	3,176	117	601	3,277	3,878	683	200
um Road	Washington, PA		201	1,819	(227)	169	1,624	1,793	547	200
nhower	Harrisburg, PA	2,034	382	2,343	98	387	2,436	2,823	466	200
nhower	Harrisburg, PA	1,406	436	1,587	37	443	1,617	2,060	332	200
merce	Carlisle, PA		1,500		13,513	2,341	12,672	15,013	1,123	200
Avenue	Gouldsboro, PA		7,022		58,132	7,019	58,135	65,154	3,432	200
Farm Lane	York, PA		4,718		23,567	4,715	23,570	28,285	1,921	200
andwehr	Northbrook, IL		521	2,982	1,207	521	4,189	4,710	1,960	199
01st Street	Lemont, IL	3,970	967	5,554	871	968	6,424	7,392	2,496	199
t Pratt	Lincolnwood, IL		1,050	5,767	(1,657)	435	4,725	5,160	2,740	199
	Bedford Park, IL		224	1,309	620	224	1,929	2,153	745	199

n Sayre

n Court	Mount Prospect, IL	3,059	611	3,505	1,608	516	5,208	5,724	2,217	199
dsor Court	Addison, IL		688	3,943	1,180	696	5,115	5,811	2,100	199
er Court	Aurora, IL		430	2,472	387	430	2,859	3,289	1,069	199
ra Drive	Northbrook, IL		200	1,154	916	205	2,065	2,270	565	199
) MacArthur	Northbrook, IL		429	2,518	104	429	2,622	3,051	1,067	199
Avenue	Carol Stream, IL		1,081	6,882	2,581	1,111	9,433	10,544	3,758	199
lrose Street	Franklin Park, IL		332	1,931	70	222	2,111	2,333	1,147	199
entral	Alsip, IL		1,208	6,843	2,296	1,305	9,042	10,347	2,839	199
hawmut	LaGrange, IL		368	2,083	(284)	223	1,944	2,167	830	199

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			(b)		(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10				
ddress	Location (City/State)	(a) Encumbrances	Initial Cost Land	Buildings		Land	Building and Improvements	Total	Accumulated Depreciatio 12/31/201	Yea Acqui Constru
					(Dollars in thousands)					
esame Street	Bensenville, IL		979	5,546	3,062	1,048	8,539	9,587	2,640	19
n Pulaski	Chicago, IL		318	2,038	(276)	100	1,980	2,080	1,073	19
oberts	Broadview, IL		220	1,248	196	231	1,433	1,664	464	19
ess Center Drive	Mount Prospect, IL		631	3,493	328	666	3,786	4,452	936	20
Court	Mount Prospect, IL		233	1,292	(216)	156	1,153	1,309	392	20
anville Drive	Mount Prospect, IL		260	1,437	(743)	75	879	954	410	20
01st Street	Lemont, IL	5,477	1,200	6,643	2,408	1,220	9,031	10,251	2,930	20
treet	Glendale Heights, IL	1,491	427	2,363	163	433	2,520	2,953	588	20
horndale Avenue	Bensenville, IL	4,449	751	4,159	2,213	761	6,362	7,123	1,837	20
t Road	North Aurora, IL		983		6,783	983	6,783	7,766	1,480	20
anville Drive	Mount Prospect, IL		985	5,455	2,155	1,044	7,551	8,595	1,964	20
y & 1158 McCage	Elk Grove Village, IL		1,500	4,842	(163)	1,514	4,665	6,179	1,003	20
Thorndale Avenue	Bensenville, IL		2,103	3,674	204	2,108	3,873	5,981	1,028	20
usse Rd.	Bensenville, IL		1,597	2,767	(76)	1,601	2,687	4,288	677	20
W. Thorndale Ave	Bensenville, IL		1,704	2,108	352	1,709	2,455	4,164	781	20
oads Pkwy	Bolingbrook, IL	5,747	1,178	9,453	845	1,181	10,295	11,476	2,136	20
dustrial Drive	Forest Park, IL		1,207	2,343	174	1,213	2,511	3,724	678	20
dustrial Drive	Forest Park, IL		1,215	3,020	(170)	1,220	2,845	4,065	687	20
n Street	LaGrange, IL		1,547	2,078	2,761	1,617	4,769	6,386	1,536	20
rly Drive	Carol Stream, IL		793	1,395	182	801	1,569	2,370	313	20
Vincennes	Thornton, IL		497	504	103	513	591	1,104	287	20
s Road	Elgin, IL		998	1,859	674	1,046	2,485	3,531	1,049	20
66th Street	Markham, IL		1,132	4,293	723	1,134	5,014	6,148	1,139	20
gonquin Rd	Arlington Heights, IL	1,953	574	741	2,053	579	2,789	3,368	405	20
0th Street	Chicago, IL	1,061	609	932	137	667	1,011	1,678	436	20
da	Franklin Park, IL	7,687	2,721	5,630	514	2,737	6,128	8,865	1,027	20
on Street	Elk Grove Village, IL		3,369	6,121	139	3,482	6,147	9,629	905	20

103rd Street	Woodridge, IL	2,643	744	2,458	151	760	2,594	3,354	377	20
Princeton	Cincinnati, OH		545	3,088	1,760	566	4,827	5,393	1,920	19
and Avenue	Cincinnati, OH		1,717	9,730	(883)	1,126	9,438	10,564	4,194	19
Creek Road	Blue Ash, OH		1,080	6,118	1,112	1,109	7,201	8,310	2,401	19
nt Valley Drive	Springboro, OH		304	1,721	(257)	203	1,565	1,768	687	19
auser Road	Hamilton, OH		630		5,076	630	5,076	5,706	1,026	20
auser Road	Hamilton, OH	4,986	779		6,728	779	6,728	7,507	1,706	20

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Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/Construc
			(Dollars in thousands)							
ds Corner Road	Loveland, OH		600	1,083	669	606	1,746	2,352	487	2003
ds Corner Road	Loveland, OH		600	1,811	(179)	575	1,657	2,232	486	2003
es Drive	Westchester, OH		858	2,273	1,173	875	3,429	4,304	1,939	2005
n-Glendale	Westchester, OH	1,666	818	1,648	428	840	2,054	2,894	807	2006
des Drive	Westchester, OH		347	1,323	115	355	1,430	1,785	330	2007
76 Windisch	Westchester, OH		392	1,744	24	394	1,766	2,160	304	2007
22 Windisch	Westchester, OH		395	2,541	16	397	2,555	2,952	305	2007
52 Windisch	Westchester, OH		506	3,148	47	508	3,193	3,701	377	2007
98 Windisch	Westchester, OH		546	3,039	46	548	3,083	3,631	377	2007
22 Windisch	Westchester, OH		623	4,003	94	627	4,093	4,720	619	2007
d										
merald Valley	Glenwillow, OH		681	11,838	928	691	12,756	13,447	2,072	2006
merald Valley	Glenwillow, OH	4,916	466	5,447	103	475	5,541	6,016	1,080	2006
chran Road	Glenwillow, OH	7,114	972	7,033	171	991	7,185	8,176	1,385	2006
chran Road	Glenwillow, OH		775	6,244	80	792	6,307	7,099	1,104	2006
chran Road	Glenwillow, OH		920	6,174	89	921	6,262	7,183	1,069	2006
arter Street	Solon, OH		989	3,042	960	1,022	3,969	4,991	1,741	2006
rrow Road	Twinsburg, OH		2,478	6,791	1,865	2,496	8,639	11,135	1,174	2008
us										
ckbourne l Pkwy	Columbus, OH		1,045	6,421	(1,875)	588	5,003	5,591	2,348	1996
oveport Road	Columbus, OH		1,955	12,154	(1,420)	1,610	11,079	12,689	4,369	1996
rth Walcutt	Columbus, OH		637	4,590	(690)	454	4,083	4,537	1,487	1997
p Road(d)	Hillard, OH		756	4,297	1,511	756	5,808	6,564	1,858	1998
ckbourne	Columbus, OH		708	3,920	(2,121)	156	2,351	2,507	1,513	1998

sburgh Drive	Delaware, OH	2,265	4,733	(37)	2,273	4,688	6,961	1,220	2005
ntly Road	Columbus, OH	920	4,810	(689)	791	4,250	5,041	857	2005
sta Drive	Obetz, OH	318	837	255	326	1,084	1,410	318	2006
itrol Road	Columbus, OH	681	5,941	(3,796)	227	2,599	2,826	915	2006
Hamilton Road	Groveport, OH	662	4,332	1,453	675	5,772	6,447	1,033	2007
ort Worth									
6 Walnut	Dallas, TX	178	1,006	585	172	1,597	1,769	409	1997
9 Walnut	Dallas, TX	148	839	299	142	1,144	1,286	287	1997
Great st Pkwy	Arlington, TX	237	1,342	440	270	1,749	2,019	545	1997
st Commerce	Dallas, TX	456	2,584	983	469	3,554	4,023	1,027	1997
nsboro	Dallas, TX	266	1,510	(619)	85	1,072	1,157	620	1997

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ilding Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed	Depre Liv (Yea
					(Dollars in thousands)						
5-407 113th	Arlington, TX		181	1,026	475	185	1,497	1,682	434	1997	
5 111th Street	Arlington, TX	873	251	1,421	132	258	1,546	1,804	512	1997	
27 Dogwood k	Richland Hills, TX		96	532	573	102	1,099	1,201	444	1998	
48-54 Tower eet	Richland Hills, TX		88	489	225	94	708	802	213	1998	
39-41 Tower eet	Richland Hills, TX		98	541	169	104	704	808	192	1998	
37-45 Tower eet	Richland Hills, TX		102	563	121	108	678	786	198	1998	
31-59 Airport eway	Richland Hills, TX		354	1,958	349	372	2,289	2,661	721	1998	
38-60 Dogwood k	Richland Hills, TX		106	587	126	112	707	819	207	1998	
50-70 Dogwood k	Richland Hills, TX		106	584	157	112	735	847	228	1998	
23-49 Airport eway	Richland Hills, TX		293	1,621	393	308	1,999	2,307	648	1998	
00 Whitehall eet	Richland Hills, TX		109	603	61	115	658	773	198	1998	
02-1654 Terre lony	Dallas, TX	1,867	458	2,596	805	468	3,391	3,859	841	2000	
51-2355 Merritt ve	Garland, TX		101	574	87	92	670	762	180	2000	
1-735 North no Road	Richardson, TX		696	3,944	(1,760)	269	2,611	2,880	1,186	2000	
20 Merritt Drive	Garland, TX		352	1,993	1,088	356	3,077	3,433	936	2000	
10 Merritt Drive	Garland, TX		350	1,981	578	357	2,552	2,909	794	2000	
63 Merritt Drive	Garland, TX		73	412	65	47	503	550	157	2000	
47 Merritt Drive	Garland, TX		70	395	(205)	23	237	260	119	2000	
65-2475 Merritt ve	Garland, TX		91	514	35	71	569	640	154	2000	
85-2505 Merritt ve	Garland, TX		431	2,440	848	436	3,283	3,719	778	2000	
	Carrolton, TX	1,507	448	2,540	(272)	295	2,421	2,716	725	2001	

31 Hutton Drive Bldg 1(e)										
10 Hutton Drive	Carrolton, TX		374	2,117	(260)	268	1,963	2,231	721	2001
25 McKenzie ve	Carrolton, TX	1,579	437	2,478	348	442	2,821	3,263	774	2001
19 McKenzie ve	Carrolton, TX	1,886	502	2,843	552	507	3,390	3,897	903	2001
20 Valwood kway lg 1(d)	Carrolton, TX		460	2,608	(1,499)	112	1,457	1,569	797	2001
20 Valwood kway(e)	Carrolton, TX		1,089	6,173	(1,613)	605	5,044	5,649	1,829	2001
05 Luna Road lg II	Carrolton, TX		167	948	(425)	78	612	690	254	2001
25 West Crosby ad	Carrolton, TX		617	3,498	(249)	456	3,410	3,866	1,033	2001
29-2035 Kenzie Drive	Carrolton, TX	1,897	306	1,870	680	306	2,550	2,856	1,014	2001
40 Hutton ve(d)	Carrolton, TX		811	4,597	176	695	4,889	5,584	1,362	2001
20 Valwood wy lg II	Carrolton, TX		373	2,116	321	377	2,433	2,810	599	2001
15 McKenzie ve	Carrolton, TX	2,106	510	2,891	395	516	3,280	3,796	843	2001
09 McKenzie ve	Carrolton, TX		476	2,699	376	481	3,070	3,551	790	2001

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ldress	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Ye… Acqu… Const…
					(Dollars in thousands)					
oad Bldg I	Carrolton, TX		521	2,953	(1,985)	130	1,359	1,489	735	2
Drive	Carrolton, TX		246	1,393	(424)	140	1,075	1,215	372	2
venue S	Grand Prairie, TX	2,669	623	3,528	1,365	629	4,887	5,516	1,059	2
ng(f)	Plano, TX	7,709	1,961	11,112	819	1,981	11,911	13,892	2,648	2
gwood Park	Richland Hills, TX		110	623	195	111	817	928	167	2
Street	Richland Hills, TX		36	204	183	36	387	423	148	2
Street	Richland Hills, TX		57	324	158	58	481	539	172	2
Street	Richland Hills, TX		76	429	239	76	668	744	103	2
ower Street	Richland Hills, TX		75	427	130	76	556	632	111	2
andley Ederville	Richland Hills, TX		112	635	56	113	690	803	145	2
irport Freeway	Richland Hills, TX		256	1,453	254	259	1,704	1,963	372	2
all Street	Richland Hills, TX		372	2,107	(194)	269	2,016	2,285	542	2
all Street	Richland Hills, TX		104	591	288	105	878	983	162	2
Way	Richland Hills, TX	908	208	1,181	18	211	1,196	1,407	247	2
od Park	Richland Hills, TX	608	133	753	29	134	781	915	165	2
enue H(d)	Arlington, TX		600	3,006	245	604	3,247	3,851	974	2
enue M	Grand Prairie, TX		300	1,504	357	302	1,859	2,161	462	2
th Street(d)	Grand Prairie, TX	2,253	700	3,509	196	704	3,701	4,405	1,009	2
enue H(d)	Arlington, TX	1,702	600	2,846	(132)	604	2,710	3,314	591	2
Carrier Parkway(e)	Grand Prairie, TX		1,000	5,012	113	1,006	5,119	6,125	1,082	2

Centennial Dr	Arlington, TX	1,912	600	2,534	217	604	2,747	3,351	865	2
Commerce Street	Dallas, TX		1,000	3,364	95	1,011	3,448	4,459	1,047	2
Royal Lane	Irving, TX		818	3,767	(1,859)	368	2,358	2,726	904	2
c Drive	Farmers Ranch, TX		823	4,042	146	825	4,186	5,011	1,025	2
reat Southwest	Grand Prairie, TX		2,581	16,556	(917)	2,586	15,634	18,220	4,429	2
nz Way	Grand Prairie, TX		599	3,327	355	601	3,680	4,281	995	2
nz Way	Grand Prairie, TX		493	2,758	(14)	481	2,756	3,237	851	2
er Avenue	Fort Smith, AR		720	2,800	(658)	566	2,296	2,862	448	2
y Circle	Irving, TX	2,582	760	3,856	204	771	4,049	4,820	500	2
d Dist Ctr.	Garland, TX		1,912		15,155	1,947	15,120	17,067	1,367	2
	Denver, CO		173	981	132	175	1,111	1,286	336	1
reet	Denver, CO		132	750	149	134	897	1,031	265	1
:	Denver, CO	1,302	361	2,047	282	368	2,322	2,690	725	1

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Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquire Construc
					(Dollars in thousands)					
Street	Denver, CO	1,048	219	1,239	165	220	1,403	1,623	468	1997
pleton Drive	Denver, CO	1,329	288	1,630	142	290	1,770	2,060	566	1997
pleton Drive	Denver, CO	1,870	376	2,129	392	380	2,517	2,897	860	1997
95 North y	Denver, CO		268	1,518	303	271	1,818	2,089	558	1997
78 North y	Denver, CO		414	2,346	861	422	3,199	3,621	1,004	1997
nton Street	Denver, CO		232	1,313	24	236	1,333	1,569	449	1997
Drive A	Denver, CO		441	2,689	(18)	441	2,671	3,112	892	1997
st 49th Street	Wheatridge, CO		283	1,625	7	287	1,628	1,915	570	1997
st 49th Street B	Wheatridge, CO		225	1,272	109	227	1,379	1,606	486	1997
st 49th Street C	Wheatridge, CO		600	3,409	110	601	3,518	4,119	1,146	1997
st 49th Street	Wheatridge, CO		246	1,537	395	247	1,931	2,178	683	1997
East venue	Littleton, CO		383	2,145	328	383	2,473	2,856	998	1997
ison Street	Lakewood, CO		265	1,501	423	269	1,920	2,189	620	1997
ison Street	Lakewood, CO		264	1,494	372	265	1,865	2,130	606	1997
est 6th Avenue	Golden, CO		913	5,174	769	918	5,938	6,856	1,902	1997
est 6th Avenue	Golden, CO		565	3,199	263	570	3,457	4,027	1,138	1997
est 6th Avenue	Englewood, CO		269	1,525	73	273	1,594	1,867	516	1997
ast Euclid Drive	Denver, CO		1,208	6,905	429	1,000	7,542	8,542	2,804	1997
th Racine	Englewood, CO	3,003	739	4,241	402	739	4,643	5,382	1,631	1997
th Abilene	Aurora, CO		465	2,633	(1,134)	210	1,754	1,964	889	1997
th Abilene	Aurora, CO		268	1,520	84	270	1,602	1,872	520	1997
th Abilene	Aurora, CO		368	2,085	(158)	307	1,988	2,295	719	1997
ast Florida Ave	Aurora, CO		189	1,071	(439)	81	740	821	393	1997
ast 53rd Avenue	Denver, CO		416	2,355	326	422	2,675	3,097	921	1997
wego Street	Denver, CO		273	1,547	197	278	1,739	2,017	580	1997

est 6th Avenue										
	Golden, CO		468	2,799	400	468	3,199	3,667	1,141	1997
est 6th Avenue										
	Golden, CO		503	2,942	199	503	3,141	3,644	1,028	1997
nt Street	Denver, CO	6,926	1,829	10,219	2,265	1,829	12,484	14,313	3,794	1998
et	Denver, CO		735	4,166	448	752	4,597	5,349	1,448	1998
49th Ave/4955										
	Denver, CO		298	1,688	547	305	2,228	2,533	737	1998
50 Paris	Denver, CO		152	861	253	156	1,110	1,266	321	1998
is	Denver, CO		95	537	144	97	679	776	208	1998
ıth Revere										
	Englewood, CO	3,324	926	5,124	818	934	5,934	6,868	2,016	1998

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Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquire Construc
					(Dollars in thousands)					
t Park Meadows	Lone Tree, CO		1,297	7,348	903	1,304	8,244	9,548	2,245	2000
entin(d)	Aurora, CO		1,220	6,911	638	1,230	7,539	8,769	2,043	2000
t Bus Ctr B	Littleton, CO		739		3,259	781	3,217	3,998	704	2000
124th Ave.	Westminster, CO		441		3,766	441	3,766	4,207	1,223	2000
124th Ave.	Westminster, CO		374		2,771	374	2,771	3,145	654	2000
124th Ave.	Westminster, CO		374		2,813	374	2,813	3,187	793	2000
us Ctr Phase I	Broomfield, CO		312		1,403	370	1,345	1,715	337	2001
24th Ave	Westminster, CO		441		3,395	429	3,407	3,836	991	2001
116th Street	Broomfield, CO		338	1,918	290	372	2,174	2,546	451	2003
116th Street	Broomfield, CO		1,151	6,523	1,090	1,304	7,460	8,764	1,601	2003
32nd Street	Aurora, CO	2,130	563	3,188	651	572	3,830	4,402	1,160	2004
ser Street	Aurora, CO	2,449	616	3,593	(168)	620	3,421	4,041	598	2005
46th Avenue Drive	Denver, CO	1,462	512	2,025	60	517	2,080	2,597	410	2005
azar Way	Frederick, CO	4,254	1,271	6,508	(88)	1,276	6,415	7,691	1,137	2006
Abilene	Aurora, CO		406	2,814	(699)	294	2,227	2,521	570	2006
15 N. Broadway	Denver, CO	1,022	495	1,268	183	500	1,446	1,946	396	2006
porate Circle	Golden, CO		499	2,673	77	559	2,690	3,249	521	2006
orncroft	Troy, MI		331	1,904	192	331	2,096	2,427	826	1994
ipper	Plymouth Township, MI		122	723	114	122	837	959	374	1994
cutive Drive	Troy, MI		52	173	514	100	639	739	558	1994
cutive Drive	Troy, MI		71	293	627	133	858	991	796	1994
cutive Drive	Troy, MI		125	425	939	218	1,271	1,489	1,181	1994
cutive Drive	Troy, MI		71	236	600	129	778	907	556	1994
bins Drive	Troy, MI		96	448	867	192	1,219	1,411	1,098	1994
ooks Road	Troy, MI		331	1,017	2,239	360	3,227	3,587	1,882	1994
ijer Drive	Troy, MI		94	394	516	121	883	1,004	741	1994
ijer Drive	Troy, MI		236	1,406	940	373	2,209	2,582	1,754	1994
ijer Drive	Troy, MI		315	1,301	738	372	1,982	2,354	1,466	1994
rthwood Drive	Troy, MI		85	351	1,014	215	1,235	1,450	1,151	1994
rthwood Drive	Troy, MI		95	262	1,316	239	1,434	1,673	1,116	1994
rthwood Drive	Troy, MI		50	196	483	103	626	729	558	1994
rthwood Drive	Troy, MI		132	523	744	220	1,179	1,399	1,162	1994

rthwood Drive	Troy, MI	55	208	472	103	632	735	547	1994
rthwood Drive	Troy, MI	57	190	489	107	629	736	566	1994

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Building Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed	Depreciable Lives (Years)
					(Dollars in thousands)						
2277 Elliott Avenue	Troy, MI		48	188	411	16	631	647	559	1994	(l)
2451 Elliott Avenue	Troy, MI		78	319	751	164	984	1,148	909	1994	(l)
2730 Research Drive	Rochester Hills, MI		903	4,215	1,402	903	5,617	6,520	3,691	1994	(l)
2791 Research Drive	Rochester Hills, MI		557	2,731	719	560	3,447	4,007	2,233	1994	(l)
2871 Research Drive	Rochester Hills, MI		324	1,487	846	327	2,330	2,657	1,518	1994	(l)
3011 Research Drive	Rochester Hills, MI		457	2,104	687	457	2,791	3,248	1,790	1994	(l)
2870 Technology Drive	Rochester Hills, MI		275	1,262	292	279	1,550	1,829	1,079	1994	(l)
2900 Technology Drive	Rochester Hills, MI		214	977	613	219	1,585	1,804	1,004	1994	(l)
2930 Technology Drive	Rochester Hills, MI		131	594	379	138	966	1,104	572	1994	(l)
2950 Technology Drive	Rochester Hills, MI		178	819	381	185	1,193	1,378	763	1994	(l)
23014 Commerce Drive	Farmington Hills, MI		39	203	216	56	402	458	281	1994	(l)
23028 Commerce Drive	Farmington Hills, MI		98	507	278	125	758	883	580	1994	(l)
23035 Commerce Drive	Farmington Hills, MI		71	355	274	93	607	700	441	1994	(l)
23042 Commerce Drive	Farmintgon Hills, MI		67	277	274	89	529	618	417	1994	(l)
23065 Commerce Drive	Farmington Hills, MI		71	408	207	93	593	686	449	1994	(l)
23070 Commerce Drive	Farmington Hills, MI		112	442	346	125	775	900	605	1994	(l)
23079 Commerce Drive	Farmington Hills, MI		68	301	290	79	580	659	402	1994	(l)
			211	1,024	753	295	1,693	1,988	1,356	1994	(l)

23093 Commerce Drive	Farmington Hills, MI									
23135 Commerce Drive	Farmington Hills, MI	146	701	392	158	1,081	1,239	702	1994	(l)
23163 Commerce Drive	Farmington Hills, MI	111	513	341	138	827	965	576	1994	(l)
23177 Commerce Drive	Farmington Hills, MI	175	1,007	593	254	1,521	1,775	1,094	1994	(l)
23206 Commerce Drive	Farmington Hills, MI	125	531	309	137	828	965	600	1994	(l)
23370 Commerce Drive	Farmington Hills, MI	59	233	175	66	401	467	351	1994	(l)
6515 Cobb Drive	Sterling Heights, MI	305	1,753	242	305	1,995	2,300	779	1994	(l)
1451 East Lincoln Avenue	Madison Heights, MI	299	1,703	(474)	148	1,380	1,528	756	1995	(l)
4400 Purks Drive	Auburn Hills, MI	602	3,410	3,201	612	6,601	7,213	2,414	1995	(l)
32450 N Avis Drive	Madison Heights, MI	281	1,590	529	286	2,114	2,400	685	1996	(l)
12707 Eckles Road	Plymouth Township, MI	255	1,445	239	267	1,672	1,939	568	1996	(l)
9300-9328 Harrison Rd	Romulus, MI	147	834	408	154	1,235	1,389	404	1996	(l)
9330-9358 Harrison Rd	Romulus, MI	81	456	253	85	705	790	238	1996	(l)
28420-28448 Highland Rd	Romulus, MI	143	809	268	149	1,071	1,220	332	1996	(l)
28450-28478 Highland Rd	Romulus, MI	81	461	602	85	1,059	1,144	293	1996	(l)
28421-28449 Highland Rd	Romulus, MI	109	617	497	114	1,109	1,223	355	1996	(l)
28451-28479 Highland Rd	Romulus, MI	107	608	379	112	982	1,094	292	1996	(l)
28825-28909 Highland Rd	Romulus, MI	70	395	293	73	685	758	247	1996	(l)
28933-29017 Highland Rd	Romulus, MI	112	634	240	117	869	986	270	1996	(l)

					(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10					
ilding Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings		Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed	Deprec Liv (Yea
					(Dollars in thousands)						
824-28908 Highland Rd	Romulus, MI		134	760	221	140	975	1,115	346	1996	(
932-29016 Highland Rd	Romulus, MI		123	694	276	128	965	1,093	306	1996	(
10-9734 Harrison Rd	Romulus, MI		125	706	187	130	888	1,018	294	1996	(
40-9772 Harrison Rd	Romulus, MI		132	749	226	138	969	1,107	319	1996	(
40-9868 Harrison Rd	Romulus, MI		144	815	174	151	982	1,133	378	1996	(
00-9824 Harrison Rd	Romulus, MI		117	664	146	123	804	927	289	1996	(
265-29285 Airport Dr	Romulus, MI		140	794	254	147	1,041	1,188	380	1996	(
185-29225 Airport Dr	Romulus, MI		140	792	328	146	1,114	1,260	407	1996	(
149-29165 Airport Dr	Romulus, MI		216	1,225	250	226	1,465	1,691	513	1996	(
101-29115 Airport Dr	Romulus, MI		130	738	261	136	993	1,129	348	1996	(
031-29045 Airport Dr	Romulus, MI		124	704	178	130	876	1,006	343	1996	(
050-29062 Airport Dr	Romulus, MI		127	718	213	133	925	1,058	297	1996	(
120-29134 Airport Dr	Romulus, MI		161	912	268	169	1,172	1,341	393	1996	(
200-29214 Airport Dr	Romulus, MI		170	963	250	178	1,205	1,383	421	1996	(
01-9339 Middlebelt Rd	Romulus, MI		124	703	291	130	988	1,118	330	1996	(
980 Trolley Industrial ive	Taylor, MI		450	2,550	(658)	207	2,135	2,342	1,137	1997	(
975 Capitol Avenue	Livonia, MI		135	748	(49)	77	757	834	392	1998	(
25 S. Industrial Highway	Ann Arbor, MI		660	3,654	(1,431)	313	2,570	2,883	1,277	1998	(
920 Capitol Avenue	Livonia, MI		76	422	(98)	27	373	400	161	1998	(
923 Brookfield Avenue	Livonia, MI		120	665	(350)	32	403	435	257	1998	(
965 Brookfield Avenue	Livonia, MI		120	665	(411)	28	346	374	224	1998	(
405 Stark Road	Livonia, MI		46	254	(3)	30	267	297	99	1998	(
70 Chicago Road	Troy, MI		249	1,380	(455)	129	1,045	1,174	501	1998	(
00 Chicago Road	Troy, MI		268	1,483	284	286	1,749	2,035	542	1998	(
0 Robbins Drive	Troy, MI		166	920	260	178	1,168	1,346	381	1998	(
30 Chicago Road	Troy, MI		271	1,498	166	289	1,646	1,935	516	1998	(
886 Westmore Avenue	Livonia, MI		190	1,050	(413)	86	741	827	381	1998	(
898 Westmore Avenue	Livonia, MI		190	1,050	(639)	39	562	601	376	1998	(
025 Industrial Road	Livonia, MI		80	442	(331)	6	185	191	160	1998	(
711 Clipper Street	Plymouth Township, MI		539	2,983	265	575	3,212	3,787	1,012	1998	(
975 Industrial Road	Livonia, MI		160	887	(231)	92	724	816	326	1998	(
985 Industrial Road	Livonia, MI		137	761	(368)	46	484	530	271	1998	(

995 Industrial Road	Livonia, MI	160	887	(344)	69	634	703	328	1998	(
874 Westmore Avenue	Livonia, MI	137	761	(203)	58	637	695	347	1998	(
067 Industrial Road	Livonia, MI	160	887	(430)	54	563	617	319	1998	(
75 Bellingham	Troy, MI	344	1,902	365	367	2,244	2,611	685	1998	(

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ding Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed	Depre Li (Ye
					(Dollars in thousands)						
5 East Maple	Troy, MI		92	507	140	98	641	739	185	1998	
7 East Maple	Troy, MI		321	1,775	(445)	189	1,462	1,651	638	1998	
Chicago	Troy, MI		206	1,141	209	220	1,336	1,556	401	1998	
0 Enterprise Drive	Rochester Hills, MI		573	3,170	(2,280)	49	1,414	1,463	1,069	1998	
5 Enterprise Drive	Rochester Hills, MI		209	1,158	146	223	1,290	1,513	412	1998	
5-55 Enterprise Drive	Rochester Hills, MI		1,285	7,144	735	1,371	7,793	9,164	2,426	1998	
0 Enterprise Court	Warren, MI		675	3,737	517	721	4,208	4,929	1,304	1998	
Chicago Road	Troy, MI		323	1,790	498	345	2,266	2,611	731	1998	
Chicago Road	Troy, MI		283	1,567	366	302	1,914	2,216	583	1998	
Chicago Road	Troy, MI		183	1,016	261	196	1,264	1,460	404	1998	
5 S. Industrial Highway	Ann Arbor, MI		318	1,762	276	219	2,137	2,356	823	1998	
3 Center Drive	Sterling Heights, MI		467	2,583	218	493	2,775	3,268	898	1998	
01 North Avis Drive	Madison Heights, MI		345	1,911	(1,007)	96	1,153	1,249	681	1998	
0 East Mandoline Road	Madison Heights, MI		888	4,915	(985)	402	4,416	4,818	1,937	1998	
81 Stephenson Highway	Madison Heights, MI		271	1,499	(585)	108	1,077	1,185	576	1998	
0 John A. Papalas ve(e)	Lincoln Park, MI		366	3,241	202	291	3,518	3,809	1,468	1998	
2 S. Lapeer Road	Lake Orion Twsp, MI		1,342	5,441	526	1,412	5,897	7,309	1,809	1999	
01 Trolley Industrial	Taylor, MI		795		7,372	849	7,318	8,167	2,028	1999	
0 Allen Drive	Troy, MI		209	1,154	253	212	1,404	1,616	367	2000	
8 Allen Drive	Troy, MI		151	834	133	153	965	1,118	264	2000	
5 Stephenson Hwy	Troy, MI		345	1,907	255	350	2,157	2,507	533	2000	
05 Industrial Drive	Madison Heights, MI		345	1,910	333	351	2,237	2,588	575	2000	
9-1813 Northfield ve(d)	Rochester Hills, MI		481	2,665	297	490	2,953	3,443	784	2000	

35 Automation Blvd	Wixom, MI	621		3,736	628	3,729	4,357	608	2004
00 N Avis Drive	Madison Heights, MI	503	3,367	(1,368)	190	2,312	2,502	684	2005
Kay Industrial Drive	Rion Township, MI	677	2,018	682	685	2,692	3,377	925	2005
9 West Maple Road	Troy, MI	1,688	2,790	(3,643)	156	679	835	476	2005
50 Capitol Avenue	Livonia, MI	282	1,128	(500)	167	743	910	148	2005
00 Sears Drive	Livonia, MI	693	1,507	1,156	466	2,890	3,356	942	2005
9 Chicago Road	Troy, MI	1,277	1,332	(718)	765	1,126	1,891	639	2005
55 Merrill Road	Sterling Heights, MI	1,080	2,300	3,487	1,090	5,777	6,867	1,062	2006
1 N. Opdyke Road	Auburn Hills, MI	530	737	16	538	745	1,283	277	2006
Northpointe Drive	Orion Township, MI	723	2,063	36	734	2,088	2,822	454	2006

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ing Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed
					(Dollars in thousands)					
ton										
2314 Edwards	Houston, TX		348	1,973	1,698	382	3,637	4,019	1,232	1997
Rauch St	Houston, TX		272	1,541	560	278	2,095	2,373	581	1997
Yale St	Houston, TX	2,150	413	2,343	482	425	2,813	3,238	986	1997
3347 Rauch Street	Houston, TX	962	227	1,287	220	233	1,501	1,734	474	1997
N Loop East	Houston, TX	1,738	439	2,489	662	449	3,141	3,590	961	1997
4799 Eastpark Dr	Houston, TX	2,554	594	3,368	1,316	611	4,667	5,278	1,465	1997
Homestead Road	Houston, TX		491	2,782	949	504	3,718	4,222	1,134	1997
3385 Rauch Street	Houston, TX	1,721	284	1,611	696	290	2,301	2,591	686	1997
Campbell Road	Houston, TX	1,693	461	2,610	427	470	3,028	3,498	985	1997
Pine Timbers	Houston, TX		489	2,769	702	499	3,461	3,960	1,100	1997
2530 Fairway Drive	Houston, TX	3,446	766	4,342	2,013	792	6,329	7,121	1,767	1997
Longpointe	Houston, TX	1,394	362	2,050	469	370	2,511	2,881	803	1997
Turning Basin Dr	Houston, TX	1,880	487	2,761	637	531	3,354	3,885	1,084	1997
Turning Basin Dr	Houston, TX		231	1,308	414	251	1,702	1,953	509	1997
Turning Basin	Houston, TX	2,212	564	3,197	810	616	3,955	4,571	1,272	1997
A Genard Road	Houston, TX		1,505	8,333	3,088	1,581	11,345	12,926	2,854	1999
B Genard Road	Houston, TX		245	1,357	646	256	1,992	2,248	556	1999
State Highway	LaPorte City, TX	4,723	940	4,675	615	940	5,290	6,230	1,100	2005
E. Main Street	Houston, TX		201	1,328	24	204	1,349	1,553	534	2005
ndustrial Blvd	Sugar Land, TX		608	3,679	365	617	4,035	4,652	632	2007
7238 Wynnwood	Houston, TX		254	764	66	259	825	1,084	212	2007
7248 Wynnwood	Houston, TX		271	726	77	276	798	1,074	213	2007
7260 Wynnwood	Houston, TX		200	481	35	203	513	716	121	2007
Blankenship	Houston, TX		307	1,166	220	307	1,386	1,693	77	2010
Long Point	Houston, TX	818	188	898	(6)	188	892	1,080	212	2007
S. Kirkwood, Ste 50	Stafford, TX		154	626	(45)	139	596	735	122	2007
S. Kirkwood, Ste 20	Stafford, TX		404	1,698	19	378	1,743	2,121	351	2007

Jameel	Houston, TX	171	826	63	171	889	1,060	194	2007
Jameel	Houston, TX	163	798	(154)	124	683	807	145	2007
Jameel	Houston, TX	170	1,020	(109)	120	961	1,081	228	2007
Jameel	Houston, TX	163	818	(20)	163	798	961	137	2007

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					(Dollars in thousands)					
lis										
adeland Avenue	Indianapolis, IN		2,057	13,565	3,428	2,057	16,993	19,050	6,132	199
kville Way	Indianapolis, IN		459	2,603	679	476	3,265	3,741	1,149	199
kville Way	Indianapolis, IN		665	3,770	983	685	4,733	5,418	1,889	199
kville Way	Indianapolis, IN		247	1,402	322	258	1,713	1,971	643	199
kville Way	Indianapolis, IN		586	3,321	825	601	4,131	4,732	1,577	199
kville Way	Indianapolis, IN		205	1,161	312	212	1,466	1,678	543	199
er Circle E Dr	Indianapolis, IN		131	743	202	136	940	1,076	327	199
Sadlier Circle E	Indianapolis, IN		145	822	229	152	1,044	1,196	348	199
Sadlier Circle E	Indianapolis, IN		218	1,234	330	225	1,557	1,782	557	199
er Circle E Dr	Indianapolis, IN		71	405	188	75	589	664	187	199
er Circle E Dr	Indianapolis, IN		165	934	266	171	1,194	1,365	404	199
er Circle E Dr	Indianapolis, IN		219	1,238	12	146	1,323	1,469	567	199
er Circle E Dr	Indianapolis, IN		121	688	23	91	741	832	304	199
Sadlier Circle E	Indianapolis, IN		178	1,008	170	166	1,190	1,356	425	199
er Circle E Dr	Indianapolis, IN		81	460	307	85	763	848	308	199
er Circle E Dr	Indianapolis, IN		52	295	88	55	380	435	124	199
er Circle E Dr	Indianapolis, IN		21	117	37	23	152	175	56	199
h St	Indianapolis, IN		256	1,449	191	265	1,631	1,896	585	199
h St	Indianapolis, IN		78	443	59	82	498	580	180	199
h St	Indianapolis, IN		385	2,181	184	398	2,352	2,750	861	199
h St	Indianapolis, IN	3,546	484	4,760	1,393	484	6,153	6,637	2,291	199
E 33rd St	Indianapolis, IN		222	1,260	534	230	1,786	2,016	642	199
E 33rd St	Indianapolis, IN		326	1,848	206	281	2,099	2,380	805	199
E 33rd St	Indianapolis, IN		175	993	533	187	1,514	1,701	537	199
N. Pagosa Court	Indianapolis, IN	1,414	325	1,842	479	335	2,311	2,646	854	199
21st St.	Indianapolis, IN		1,048	6,027	253	1,048	6,280	7,328	2,132	199
kville Way	Indianapolis, IN		60		462	68	454	522	173	199
h St	Indianapolis, IN		728	2,837	292	741	3,116	3,857	1,029	199
146th Street	Noblesville, IN		181	1,221	1,019	181	2,240	2,421	692	199
30th Street	Indianapolis, IN		118		2,086	128	2,076	2,204	653	199
30th Street	Indianapolis, IN		196		3,206	196	3,206	3,402	1,044	199

6th Street	Noblesville, IN		66	684	834	66	1,518	1,584	815	19
ark Plaza Ct.	Indianapolis, IN	2,163	600	2,194	456	609	2,641	3,250	655	20
Castlegate Drive	Indianapolis, IN		530	1,235	1,003	544	2,224	2,768	738	20
nwest L Street	Richmond, IN	1,008	201	1,358	(23)	208	1,328	1,536	524	20

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					(Dollars in thousands)					
en Blvd	Noblesville, IN		647		3,861	743	3,765	4,508	495	2
pire										
ris Boulevard	Riverside, CA		8,125	7,150	(10,542)	1,838	2,895	4,733	1,842	2
nclair	Riverside, CA		4,894	3,481	(4,555)	1,818	2,002	3,820	738	2
Street	Moreno Valley, CA		2,538	2,538	291	2,565	2,801	5,366	333	2
ay Avenue	Fontana, CA		6,072	7,891	105	6,090	7,978	14,068	1,230	2
s										
Bella Way	Rancho Domingue, CA	3,422	1,746	3,148	584	1,822	3,656	5,478	891	2
Bella Way	Rancho Domingue, CA	1,398	817	1,673	278	853	1,915	2,768	451	2
na Street	Rancho Domingue, CA	2,959	1,682	2,750	82	1,772	2,742	4,514	808	2
win Park	City of Industry, CA	4,614	2,124	5,219	1,678	2,143	6,878	9,021	1,214	2
ue Scott	Santa Clarita, CA		2,890	7,020	584	2,902	7,592	10,494	1,214	2
Columbia St	Torrance, CA	4,698	3,008	5,826	181	3,031	5,984	9,015	963	2
Avenue	Torrance, CA		681	168	5	684	170	854	101	2
npton Ave	Los Angeles, CA		3,800	7,330	71	3,825	7,376	11,201	978	2
8 Marilla St.	Chatsworth, CA	3,109	2,585	3,210	126	2,608	3,313	5,921	555	2
ount	Pico Rivera, CA		3,616	3,902	61	3,657	3,922	7,579	675	2
uson	Vernon, CA		2,367	3,243	40	2,396	3,254	5,650	590	2
na	Rancho Domingue, CA		19,678	9,321	7,451	20,144	16,306	36,450	2,316	2
s Ave	Rancho Domingue, CA		9,281	3,920	190	9,381	4,010	13,391	805	2
o Conejo	Thousand Oaks, CA		1,435	779	36	1,441	809	2,250	160	2
o Conejo	Thousand Oaks, CA		1,353	722	(898)	651	526	1,177	138	2
o Conejo	Thousand Oaks, CA		1,224	716	21	1,229	732	1,961	166	2
o Conejo	Thousand Oaks, CA	3,234	2,043	3,408	40	2,051	3,440	5,491	567	2

o Conejo Blvd	Thousand Oaks, CA	2,788	1,754	2,949	35	1,761	2,977	4,738	494	2
1 Santa Fe	Rancho Domingue, CA		6,720		8,949	6,897	8,772	15,669	671	2
o Conejo	Thousand Oaks, CA	5,762	7,717	2,518	(186)	7,752	2,296	10,048	407	2
rate Center	Thousand Oaks, CA		6,506	4,885	(5,254)	3,236	2,901	6,137	915	2
er Avenue	Rancho Domingue, CA	5,711	5,767	2,538	1,426	5,964	3,768	9,732	597	2
el Park Road	Rancho Domingue, CA		2,850	2,850	643	2,874	3,469	6,343	337	2
yes Ave	Rancho Domingue, CA		8,183	7,501	549	8,545	7,688	16,233	561	2
5th Ave.	Ft. Lauderdale, FL		908	1,883	310	912	2,189	3,101	360	2
5th Ave.	Ft. Lauderdale, FL		830	2,722	384	834	3,102	3,936	439	2
5th Ave.	Ft. Lauderdale, FL		937	2,455	262	942	2,712	3,654	375	2
5th Ave.	Ft. Lauderdale, FL		1,107	3,111	261	1,112	3,367	4,479	489	2

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ddress	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Ye Acqu Constr
				(Dollars in thousands)						
5th Ave.	Ft. Lauderdale, FL		947	3,079	756	951	3,831	4,782	532	20
5th Ave	Ft. Lauderdale, FL		1,092	3,308	359	1,097	3,662	4,759	673	20
ustrial Center	Medley, FL		857	3,428	2,978	864	6,399	7,263	594	20
an Business	Medley, FL		2,521		633	828	2,326	3,154	50	20
0 Paul Road	Pewaukee, WI		474	2,723	649	265	3,581	3,846	1,802	19
5 Paul Road	Pewaukee, WI	2,018	569	3,270	(102)	456	3,281	3,737	1,429	19
ney Place	Glendale, WI		172	976	(46)	88	1,014	1,102	538	19
Westridge	New Berlin, WI	5,489	1,630	7,058	(306)	1,646	6,736	8,382	1,001	20
Vogel Avenue	Milwaukee, WI		506	3,199	80	508	3,277	3,785	1,139	20
6th Avenue	Milwaukee, WI		299	1,565	57	301	1,620	1,921	672	20
ount Court	Waukesha, WI	1,329	308	1,762	41	311	1,800	2,111	402	20
yerson Road	New Berlin, WI		403	3,647	16	405	3,661	4,066	1,077	20
9 Lilly Road	Menomonee Falls, WI		343	1,153	140	366	1,270	1,636	344	20
gel Avenue-Bldg	Milwaukee, WI		301	2,150		302	2,149	2,451	648	20
Street	Milwaukee, WI		101	713	(221)	60	533	593	214	20
s Drive	Richland Center, WI		1,577	1,018	(387)	1,434	774	2,208	635	20
Glendale Ave	New Berlin, WI		704	1,923	468	715	2,380	3,095	710	20
th Street	New Berlin, WI		261	672	312	265	980	1,245	258	20
th Street	New Berlin, WI		221	628	198	225	822	1,047	304	20
nerce Drive	New Berlin, WI		483	1,516	235	491	1,743	2,234	387	20
taker Way	Menomonee Falls, WI		437	1,082	125	445	1,199	1,644	358	20
BTS	Kenosha, WI	14,362	4,100		23,783	3,212	24,671	27,883	1,338	20
e Falls-Barry	Menomonee Falls, WI	11,203	1,188		16,945	1,204	16,929	18,133	845	20
s/St. Paul										
11th Street	Bloomington, MN	4,479	1,358	8,622	5,364	1,499	13,845	15,344	8,401	19
Washington	Edina, MN		129	382	624	182	953	1,135	745	19

Washington	Edina, MN		174	391	(70)	193	302	495	75	1
tka Avenue	Brooklyn Park, MN	5,933	2,195	6,084	3,982	2,228	10,033	12,261	6,173	1
74th Street	Eden Prairie, MN	3,480	621	3,289	3,281	639	6,552	7,191	4,718	1
Dak Road	Eagan, MN	2,358	456	2,703	616	456	3,319	3,775	1,251	1
Dak Road	Eagan, MN	3,083	624	3,700	610	624	4,310	4,934	1,844	1
n Lane	Plymouth, MN	2,973	749	4,461	935	757	5,388	6,145	2,173	1
ewood Road	Maple Grove, MN	7,035	1,466	8,342	3,216	1,466	11,558	13,024	4,214	1
5th Street	Eden Prairie, MN		315	1,804	1,439	315	3,243	3,558	1,042	1
llet Ave.	Burnsville, MN		286		1,731	288	1,729	2,017	658	1

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g Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquired/Construct
						(Dollars in thousands)				
avey Road	Chaska, MN		277	2,261	798	277	3,059	3,336	1,061	1996
ghway 169	Plymouth, MN		446	2,525	427	557	2,841	3,398	1,140	1996
98 Shady Oak	Eden Prairie, MN		715	4,054	1,910	736	5,943	6,679	1,816	1996
46 gton Square	Eden Prairie, MN		229	1,300	782	235	2,076	2,311	653	1996
58 gton Square	Eden Prairie, MN		153	867	275	157	1,138	1,295	367	1996
00 Valley l	Shakopee, MN		362	2,049	810	371	2,850	3,221	927	1996
Kasota SE	Minneapolis, MN		415	2,354	997	434	3,332	3,766	992	1998
70 Kasota	St. Paul, MN		407	2,308	737	435	3,017	3,452	953	1998
th Avenue	Shakopee, MN	4,009	590		5,827	590	5,827	6,417	1,708	1998
lley Park	Shakopee, MN	4,486	760		6,421	888	6,293	7,181	1,807	1999
est 76th Street	Eden Prairie, MN	2,610	1,000	2,450	48	1,034	2,464	3,498	542	2004
est 76th Street	Eden Prairie, MN	3,160	1,000	2,709	529	1,038	3,200	4,238	647	2004
th Avenue	Greenfield, MN		1,500	8,328	1,808	1,510	10,126	11,636	2,407	2004
one Avenue	New Hope, MN		1,000	1,599	(19)	1,009	1,571	2,580	480	2005
est Highway	Burnsville, MN		2,517	6,069	(3,429)	1,253	3,904	5,157	2,274	2005
rk Place	Shakopee, MN		1,195	4,891	(622)	1,198	4,266	5,464	635	2005
th Avenue SE	Shakopee, MN	5,084	1,392	8,149	201	1,395	8,347	9,742	1,729	2005
lley Industrial	Shakopee, MN		1,296	7,157	569	1,299	7,723	9,022	2,016	2005
e Hazeltine	Chaska, MN		714	944	57	729	986	1,715	362	2006
cy West /	Eden Prairie, MN		659	3,189	(304)	665	2,879	3,544	542	2006
ghway 169	Plymouth, MN		1,190	1,979	391	1,207	2,353	3,560	711	2006

nnetka Avene	Brooklyn Park, MN	4,534	1,275		6,850	1,343	6,782	8,125	931	2007
Street	St. Paul, MN		2,132	3,105	90	2,175	3,152	5,327	352	2008
odd rd	Lakeville, MN		2,289	7,952	(1)	2,289	7,952	10,241	223	2009
le										
il Quaker rd	Nashville, TN	2,455	413	2,383	1,775	430	4,141	4,571	1,860	1995
rry Drive	Portland, TN		418	2,368	(745)	240	1,801	2,041	870	1996
rry Drive	Portland, TN		941	5,333	5,955	981	11,248	12,229	2,391	1996
ghway	Portland, TN		564	3,196	(1,618)	180	1,962	2,142	1,183	1996
n Hill Pike	Nashville, TN		329	1,867	180	300	2,076	2,376	739	1997
r Lane Drive	Nashville, TN		489	2,785	397	493	3,178	3,671	1,037	1997
mmings Park	Nashville, TN		360	2,040	632	365	2,667	3,032	678	1999
ver Hills Drive	Nashville, TN	3,398	848	4,383	1,385	888	5,728	6,616	2,040	2005
ry Court	Nashville, TN	2,690	606	3,192	211	616	3,393	4,009	630	2007
e BTS	Gallatin, TN		1,778		24,267	1,778	24,267	26,045	1,287	2008

ng Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Constructed	Dep
					(Dollars in thousands)						
ern New y											
rld s Fair	Franklin, NJ		483	2,735	610	503	3,325	3,828	1,135	1997	
rld s Fair	Franklin, NJ		572	3,240	682	593	3,901	4,494	1,294	1997	
rld s Fair	Franklin, NJ		364	2,064	665	375	2,718	3,093	951	1997	
rld s Fair	Franklin, NJ		361	2,048	547	377	2,579	2,956	863	1997	
rld s Fair	Franklin, NJ		347	1,968	447	362	2,400	2,762	882	1997	
rld s Fair Lot 13	Sumerset, NJ		9		2,581	691	1,899	2,590	505	1999	
ute 46	Pine Brook, NJ		969	5,491	911	978	6,393	7,371	1,770	2000	
ute 46	Pine Brook, NJ		474	2,686	435	479	3,116	3,595	741	2000	
ute 46	Pine Brook, NJ		260	1,471	191	262	1,660	1,922	433	2000	
apin Road	Pine Brook, NJ	4,950	956	5,415	802	965	6,208	7,173	1,619	2000	
apin Road	Pine Brook, NJ	4,833	960	5,440	603	969	6,034	7,003	1,629	2000	
ok Mountain	Pine Brook, NJ		1,507	8,542	2,920	1,534	11,435	12,969	3,037	2000	
ok Mountain	Pine Brook, NJ		389	2,206	423	396	2,622	3,018	681	2000	
ute 46	Pine Brook, NJ		396	2,244	(478)	300	1,862	2,162	560	2000	
apin Rod	Pine Brook, NJ	3,708	885	5,015	440	901	5,439	6,340	1,313	2000	
apin Road	Pine Brook, NJ	4,810	1,134	6,426	664	1,154	7,070	8,224	1,815	2000	
ville Lot 4	Sayreville, NJ	3,573	944		4,592	944	4,592	5,536	976	2002	
ville Lot 3	Sayreville, NJ		996		5,380	996	5,380	6,376	866	2003	
19 Pierce	Somerset, NJ	3,917	1,300	4,628	1,069	1,309	5,688	6,997	1,417	2004	
lelphia											
40 Welsh Road	Exton, PA		154	851	306	170	1,141	1,311	315	1998	
elsh Pool	Exton, PA		147	811	306	162	1,102	1,264	348	1998	

Velsh Pool	Exton, PA		152	842	414	184	1,224	1,408	354	1998
Velsh Pool	Exton, PA		144	796	467	159	1,248	1,407	366	1998
61 Philips	Exton, PA		191	1,059	298	229	1,319	1,548	411	1998
hilips Road	Exton, PA		199	1,100	412	220	1,491	1,711	408	1998
Fadden Road	Palmer, PA	1,650	600	1,349	56	625	1,380	2,005	501	2004
Red Lion	Philadelphia, PA		950	5,916	(669)	964	5,233	6,197	1,282	2005
S. 78th Street	Philadelphia, PA		515	1,245	(312)	403	1,045	1,448	311	2005
ascade Drive, 1	Allen Town, PA		2,133	17,562	928	2,769	17,854	20,623	3,292	2007
ascade Drive, 2	Allen Town, PA		310	2,268	233	316	2,495	2,811	385	2007
Bristol Pike	Levittown, PA		1,074	2,642	(250)	919	2,547	3,466	839	2008
Boulevard of als	Norristown, PA	3,579	1,200	4,800	1,088	1,226	5,862	7,088	888	2008
ix										
South Edward	Tempe, AZ		390	2,160	164	396	2,318	2,714	653	1999

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Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquired/ Construc
					(Dollars in thousands)					
56th Street	Chandler, AZ		1,206	3,218	352	1,252	3,524	4,776	712	2004
Jefferson	Phoenix, AZ	2,675	926	2,195	443	929	2,635	3,564	832	2005
Roosevelt	Phoenix, AZ		1,613	6,451	1,107	1,620	7,551	9,171	1,644	2006
st Adams Street	Phoenix, AZ		990	2,661	150	1,033	2,768	3,801	503	2006
odge	Tempe, AZ		898	3,066	(2,164)	349	1,451	1,800	366	2007
iverview Dr.	Phoenix, AZ		1,293	5,950	69	1,292	6,020	7,312	588	2008
Rio Vista Dr.	Peoria, AZ		2,563	9,388	1,652	2,563	11,040	13,603	1,221	2008
Ludlow Drive	Peoria, AZ		2,709	10,970	1,008	2,709	11,978	14,687	1,024	2008
Washington St.	Phoenix, AZ	4,090	1,675	4,514	146	1,719	4,616	6,335	377	2008
Avenue	Tolleson, AZ	7,548	1,904	6,805	2,617	1,923	9,403	11,326	1,016	2008
e City										
ndale Drive(i)	Salt Lake City, UT		2,705	15,749	2,750	2,705	18,499	21,204	6,146	1997
st 2320 South	West Valley, UT		138	784	155	143	934	1,077	336	1998
st 2240 South	West Valley, UT		395	2,241	333	408	2,561	2,969	792	1998
st 2240 South	West Valley, UT		119	672	125	123	793	916	257	1998
th 1300 West	West Valley, UT		198	1,120	278	204	1,392	1,596	566	1998
st 2200 South	West Valley, UT		158	896	94	163	985	1,148	309	1998
st 2200 South	West Valley, UT		198	1,120	310	204	1,424	1,628	429	1998
st 2240 South	West Valley, UT		336	1,905	301	347	2,195	2,542	667	1998
st 2240 South	West Valley, UT		217	1,232	118	225	1,342	1,567	445	1998
st 2320 South	West Valley, UT		217	1,232	73	225	1,297	1,522	416	1998
st 2240 South	West Valley, UT		2,067		2,551	1,083	3,535	4,618	985	2000
th 900 W	Salt Lake City, UT		886	2,995	128	898	3,111	4,009	994	2006

57 South st	Salt Lake City, UT	7,255	1,707	10,873	116	1,713	10,983	12,696	1,649	2006
xander Street	West Valley, UT	1,187	376	1,670	(21)	376	1,649	2,025	208	2007
xander Street	West Valley, UT	2,118	864	2,771	112	869	2,878	3,747	437	2007
go										
echnology Drive	San Diego, CA		2,848	8,641	(198)	2,859	8,432	11,291	1,361	2005
Camino Real	Carlsbad, CA		1,590	6,360	7,563	1,590	13,923	15,513	1,629	2006
mino Vida Roble	Carlsbad, CA	2,192	1,441	1,239	670	1,446	1,904	3,350	329	2006
mino Vida Roble	Carlsbad, CA	1,139	817	762	126	821	884	1,705	184	2006
mino Vida Roble	Carlsbad, CA	806	562	456	86	565	539	1,104	121	2006
mino Vida Roble	Carlsbad, CA	588	481	365	52	483	415	898	98	2006
mino Vida Roble	Carlsbad, CA	1,239	1,098	630	(6)	1,102	620	1,722	155	2006
mino Vida Roble	Carlsbad, CA	1,538	1,210	874	173	1,214	1,043	2,257	274	2006
Camino Real	Carlsbad, CA		2,885	1,931	461	2,895	2,382	5,277	485	2006

Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Building and Improvements	Total	Accumulated Depreciation 12/31/2010	Year Acquire Construc
					(Dollars in thousands)					
ctrum Lane	San Diego, CA	2,252	806	3,225	429	807	3,653	4,460	441	200
egg Street	Poway, CA		1,040	4,160	474	1,073	4,601	5,674	740	200
mond Ave SW	Renton, WA	2,046	4,458	2,659	197	4,594	2,720	7,314	357	200
th Avenue	Kent, WA	3,160	1,990	3,979	244	2,042	4,172	6,214	497	200
th Ave. South	Kent, WA	816	1,218	1,950	118	1,258	2,028	3,286	277	200
und Terminal 7	Seattle, WA		9,139	5,881	476	9,340	6,155	15,495	139	200
New Jersey										
ale Road	Cherry Hill, NJ		258	1,436	782	258	2,218	2,476	669	199
tendale Drive	Morrestown, NJ	1,769	522	2,916	65	522	2,981	3,503	815	200
port Highway	Pennsauken, NJ		160	508	295	151	812	963	194	200
ral	Mt. Laurel, NJ		610	1,847	539	619	2,377	2,996	153	200
d Avenue	Hammonton, NJ	5,120	969	8,793	(3,776)	401	5,585	5,986	2,632	200
port Hwy/7015	Pennsauken, NJ	1,318	300	989	511	425	1,375	1,800	510	200
k Road	Delanco, NJ		2,125	6,504	(2,098)	1,475	5,056	6,531	1,660	200
mas Busch y	Pennsauken, NJ	2,872	1,054	2,278	328	1,084	2,576	3,660	623	200
lumberger	Moorestown, NJ		560	2,240	(418)	372	2,010	2,382	452	200
1 Fost Avenue	Hazelwood, MO		431	2,479	521	431	3,000	3,431	1,138	199
3 Frost	Hazelwood, MO		319	1,838	2,221	319	4,059	4,378	1,074	199
449 Midwest Blvd	Olivette, MO		237	1,360	371	237	1,731	1,968	665	199
dwest Boulevard	Olivette, MO		193	1,119	347	194	1,465	1,659	581	199
anley(d)	Hazelwood, MO		405	2,295	1,635	419	3,916	4,335	1,269	199
rson-Bldg A	St. Louis, MO		246	1,359	619	251	1,973	2,224	450	200
rson-Bldg B	St. Louis, MO		380	2,103	2,001	388	4,096	4,484	996	200
rson-Bldg C	St. Louis, MO		303	1,680	1,458	310	3,131	3,441	741	200
rson-Bldg D	St. Louis, MO		353	1,952	990	360	2,935	3,295	760	200
	Berkeley, MO	4,912	985	6,205	854	985	7,059	8,044	1,725	200

7 Hazelwood

der Trail North	Earth City, MO		800	2,099	498	804	2,593	3,397	598	200
0 Innerbelt(d)	Overland, MO	7,884	1,590	9,026	633	1,591	9,658	11,249	2,577	200
y Avenue	Berkeley, MO		687	1,947	(235)	694	1,705	2,399	873	200
teway										
e Center	Edwardsville, IL	23,773	1,874	31,958	191	1,928	32,095	34,023	3,967	200
hiss Court	St. Louis, MO		230	681	72	241	742	983	145	200

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g Address	Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	(b) Initial Cost Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amount Carried At Close of Period 12/31/10 Land	Gross Amount Carried At Close of Period 12/31/10 Building and Improvements	Gross Amount Carried At Close of Period 12/31/10 Total	Accumulated Depreciation 12/31/2010	Year Acquired Construct
					(Dollars in thousands)					
ns Road	Tampa, FL		204	1,159	241	257	1,347	1,604	480	1997
ns Road	Tampa, FL		192	1,086	386	200	1,464	1,664	553	1997
ns Road	Tampa, FL		192	1,086	312	200	1,390	1,590	423	1997
ns Road	Tampa, FL		243	1,376	191	255	1,555	1,810	522	1997
Waters Avenue	Tampa, FL		71	402	133	82	524	606	165	1997
Waters Avenue	Tampa, FL		307	1,742	405	326	2,128	2,454	718	1997
Waters Avenue	Tampa, FL		307	1,742	417	326	2,140	2,466	717	1997
Waters Avenue	Tampa, FL		215	871	447	242	1,291	1,533	463	1997
Waters Avenue	Tampa, FL		98	402	287	110	677	787	192	1997
Waters Avenue	Tampa, FL		213	1,206	236	221	1,434	1,655	480	1997
Waters Avenue	Tampa, FL		59	335	44	62	376	438	120	1997
Waters Avenue	Tampa, FL		497	2,751	662	560	3,350	3,910	1,054	1998
Waters	Tampa, FL		261		1,442	265	1,438	1,703	506	1998
Waters Avenue	Tampa, FL		558		2,496	561	2,493	3,054	696	1999
19 George Road	Tampa, FL	2,491	633	3,587	712	640	4,292	4,932	1,005	2001
ns Road	Tampa, FL	883	180	987	73	186	1,054	1,240	249	2004
ns Road	Tampa, FL	696	140	730	120	144	846	990	221	2004
ns Road	Tampa, FL	1,112	220	1,160	140	226	1,294	1,520	313	2004
ns Road	Tampa, FL	1,055	200	1,107	195	205	1,297	1,502	356	2004
ns Road	Tampa, FL	1,297	300	1,460	119	311	1,568	1,879	488	2004
ns Road	Tampa, FL	1,272	270	1,363	95	278	1,450	1,728	265	2004
ns Road	Tampa, FL	902	210	833	127	216	954	1,170	294	2004
mpa West Blvd	Tampa, FL		2,622	8,643	(337)	2,635	8,293	10,928	1,917	2005
45 Bryan Dairy	Largo, FL		1,895	5,408	(1,126)	1,365	4,812	6,177	1,212	2006
elcher Road	Largo, FL		1,657	2,768	(1,701)	752	1,972	2,724	683	2006
14 Creekside	Clearwater, FL		3,702	7,338	(3,469)	2,121	5,450	7,571	1,538	2006
tarkey Road	Largo, FL		898	2,078	(584)	570	1,822	2,392	475	2006
das Street	Cambridge, ON		3,128	4,958	(700)	3,179	4,207	7,386	1,705	2005
Street	Stratford, ON		786	557	(236)	829	278	1,107	209	2005
kham Rd	Stratford, ON		1,000	3,526	55	1,012	3,569	4,581	1,094	2007

ple Street	Abilene, TX	67	1,057	482	44	1,562	1,606	1,338	1994
est Harry	Wichita, KS	193	2,224	1,777	532	3,662	4,194	2,509	1994
ndrick Court	Grand Rapids, MI	1,721	11,433	(2,675)	694	9,785	10,479	7,173	1994

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Location (City/State)	(a) Encumbrances	(b) Initial Cost Land	Buildings	(c) Costs Capitalized Subsequent to Acquisition or Completion and Valuation Provision	Gross Amoun At Close of Peri Land	Building and Improvements	To
					(Dollars in thousands)		
Grand Rapids, MI		234	1,321	(205)	173	1,177	
Des Moines, IA		277	1,609	(114)	167	1,605	
Austin, TX	1,145	255		1,782	366	1,671	
Austin, TX	1,367	248		2,185	355	2,078	
Austin, TX	1,180	248		1,852	355	1,745	
Horn Lake, MS		427		3,234	364	3,297	
Horn Lake, MS				866	97	769	
Orlando, FL	4,027	909	4,613	307	920	4,909	
San Antonio, TX	3,187	768	3,448	158	779	3,595	
Birmingham, AL		303	742	(215)	225	605	
Sumner, IA		99	2,540	(940)	54	1,645	
Shreveport, LA		99	1,263	(166)	82	1,114	
Omaha, NE		1,808	8,340	(1,644)	1,569	6,935	
Jefferson County, KY		2,074		9,681	2,120	9,635	
Winchester, VA	8,162	2,320		10,855	2,401	10,774	
Kansas City, MO		4,152		13,605	4,228	13,529	
Greenville, KY		294	8,570	3	296	8,571	
able Land able		161,040	1,048	(22,255)(m)	128,642	11,192	1
	$ 486,399	**$ 736,251**	**$ 1,856,424**	**$ 537,913**	**$ 674,393**(k)	**$ 2,456,196**(k)	**$ 3,1**

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NOTES:

(a) See description of encumbrances in Note 6 to Notes to Consolidated Financial Statements.

(b) Initial cost for each respective property is tangible purchase price allocated in accordance with FASB s guidance on business combinations.

(c) Improvements are net of write-off of fully depreciated assets.

(d) Comprised of two properties.

(e) Comprised of three properties.

(f) Comprised of four properties.

(g) Comprised of five properties.

(h) Comprised of eight properties.

(i) Comprised of 28 properties.

(j) These properties represent developable land and redevelopments that have not been placed in service.

(k)

	Amounts Included in Real Estate Held for Sale	Amounts Within Net Investment in Real Estate*	Gross Amount Carried At Close of Period December 31, 2010*
Land	$ 119,564	$ 554,829	$ 674,393
Buildings & Improvements	394,930	2,061,266	2,456,196
Accumulated Depreciation	(153,676)	(509,634)	(663,310)
Subtotal	360,818	2,106,461	2,467,279
Construction in Progress	7,388	2,672	10,060
Net Investment in Real Estate	368,206	2,109,133	2,477,339
Leasing Commissions, Net, Deferred Leasing Intangibles, Net and Deferred Rent Receivable, Net	24,085		
Total at December 31, 2010	$ 392,291		

* Amounts exclude $39,718 of above market and other deferred leasing intangibles, net.

(l) Depreciation is computed based upon the following estimated lives:

Buildings and Improvements	8 to 50 years
Tenant Improvements, Leasehold Improvements	Life of lease

(m) Includes foreign currency translation adjustments.

At December 31, 2010, the aggregate cost of land and buildings and equipment for federal income tax purpose was approximately $3.1 billion (excluding construction in progress.)

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The changes in total real estate assets, including real estate held for sale, for the three years ended December 31, 2010 are as follows:

	2010	2009	2008
	(Dollars in thousands)		
Balance, Beginning of Year	$ 3,351,626	$ 3,406,729	$ 3,365,500
Acquisition of Real Estate Assets	17,595	208	319,431
Construction Costs and Improvements	49,881	54,650	186,997
Disposition of Real Estate Assets	(50,929)	(73,015)	(429,106)
Impairment of Real Estate	(194,552)	(6,934)	
Write-off of Fully Depreciated Assets	(32,972)	(30,012)	(36,093)
Balance, End of Year	$ 3,140,649	$ 3,351,626	$ 3,406,729

The changes in accumulated depreciation, including accumulated depreciation for real estate held for sale, for the three years ended December 31, 2010 are as follows:

	2010	2009	2008
Balance, Beginning of Year	$ 597,461	$ 524,865	$ 512,781
Depreciation for Year	104,175	112,241	114,795
Disposition of Assets	(5,354)	(9,633)	(66,618)
Write-off of Fully Depreciated Assets	(32,972)	(30,012)	(36,093)
Balance, End of Year	$ 663,310	$ 597,461	$ 524,865

SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) 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.

By: /s/ Bruce W. Duncan

Bruce W. Duncan
President, Chief Executive Officer and Director
(Principal Executive Officer)

Date: February 23, 2011

By: /s/ Scott A. Musil

Scott A. Musil
Chief Financial and Accounting Officer
(Principal Financial and Accounting Officer)

Date: February 23, 2011

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/ W. Edwin Tyler	Chairman of the Board of Directors	February 23, 2011
W. Edwin Tyler		
/s/ Bruce W. Duncan	President, Chief Executive Officer and Director	February 23, 2011
Bruce W. Duncan		
/s/ Michael G. Damone	Director of Strategic Planning and Director	February 23, 2011
Michael G. Damone		
/s/ Matthew Dominski	Director	February 23, 2011
Matthew Dominski		
/s/ H. Patrick Hackett, Jr.	Director	February 23, 2011
H. Patrick Hackett, Jr.		

/s/ Kevin W. Lynch	Director	February 23, 2011
Kevin W. Lynch		
/s/ John E. Rau	Director	February 23, 2011
John E. Rau		
/s/ L. Peter Sharpe	Director	February 23, 2011
L. Peter Sharpe		
/s/ Robert J. Slater	Director	February 23, 2011
Robert J. Slater		