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Frankel Mich Form 4	nael S.										
October 25, 2	_								omb af	PROVAL	
FORM		SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549					OMB Number:	3235-0287			
Check thi if no long subject to Section 1 Form 4 o Form 5	ursuant to S	OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES						Lanuary 31Expires:2005Estimated averageburden hours perresponse0.5			
obligation may cont <i>See</i> Instru 1(b).	inue. Section 1	· /		tility Hold vestment	e	1 V		1935 or Section 0	1		
(Print or Type F	Responses)										
Frankel Michael S. Sym Rex			Symbol	exford Industrial Realty, Inc.				5. Relationship of Reporting Person(s) to Issuer (Check all applicable)			
(Mon				te of Earliest Transaction th/Day/Year) 3/2017				_X_ Director 10% Owner _X_ Officer (give title Other (specify below) below) Co-CEO, Co-President			
Filed(N				Amendment, Date Original (Month/Day/Year)				 6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting 			
	LES, CA 9002							Person	ore than one ke	porting	
(City)	(State)	(Zip)	Tabl	e I - Non-D	Derivative S	Securi	ties Acqu	uired, Disposed of	, or Beneficial	ly Owned	
1.Title of Security (Instr. 3)2. Transaction Date (Month/Day/Year)2A. Deemed Execution Date, if any (Month/Day/Year)			3.4. Securities AcquiredTransactior(A) or Disposed of (D)Code(Instr. 3, 4 and 5)(Instr. 8)				5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
Common				Code V	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)			
Common Stock, par value \$0.01	10/23/2017			F	14,344 (1)	D	\$ 29.59	71,996	D		

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

 Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned

 (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transactic Code (Instr. 8)	5. orNumber of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	;	Date	Amou Unde Secur	le and unt of rlying ities . 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Nu Deriv Secu Bene Owno Follo Repo Trans (Instr
				Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		

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Reporting Owners

Reporting Owner Name / Address	Relationships						
	Director	10% Owner	Officer	Other			
Frankel Michael S. 11620 WILSHIRE BOULEVARD SUITE 1000 LOS ANGELES, CA 90025	Х		Co-CEO, Co-President				
Signatures							
/s/ Michael S.							

Frankel 10/25/2017 **Signature of Date Reporting Person

Explanation of Responses:

- * If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Represents Common Stock surrendered to the Issuer as payment of tax withholding due upon vesting of 29,642 shares of restricted common stock on October 23, 2017.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.