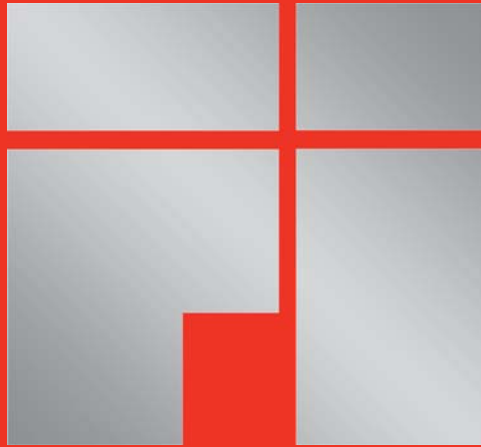


full-service industrial
DEVELOPMENT



FIRST INDUSTRIAL REALTY TRUST, INC.



WHEN IT COMES TO
development
WE'RE ALL BUSINESS.

As the nation's largest provider of diversified industrial real estate, First Industrial Realty Trust brings to the table unmatched resources and development capabilities to help Corporate America keep pace with its rapidly evolving real estate needs.



Collaboration is key. We employ a team approach to planning that fosters communication among all parties, ensuring full understanding of the current and future functional requirements of a facility.

PRE-CONSTRUCTION

Our development team and local market experts, on the ground in every major industrial market, leverage local insights and long established relationships to ensure our customers build the right facility in the right location.

Location analysis

to assess alternative site locations that best meet logistics and staffing objectives.

Economic incentive review

of tax and other benefits to achieve short term and long term economic goals.

Coordination of building design

and interior process layout to maximize facility function.

Value engineering services

to optimize facility requirements, minimize costs and maintain overall design integrity.

Upfront guaranteed pricing

that confirms project costs prior to commencement so there are no surprises.



This award winning distribution center — a flexible, high-cube warehouse and two story office building in one — combined the functionality of a warehouse with the comfort of a modern corporate environment.

Development from the inside out. We believe real estate form should follow business function, which is why our customers' business challenges and objectives become the blueprint for our design.



Experience you can rely on. We have the people, technical know-how and local market expertise to bring in the best possible facility at the lowest possible cost.

DESIGN

For every project, we bring together top professionals in each critical area of development to assure optimal design/construction quality and increased operational efficiencies in the industrial facilities we build.



A NAIOP build-to-suit of the year, this 500,000 sf. beverage processing plant was designed as a state of the art production facility that could also serve as a stylish and elegant headquarters for its corporate staff.

Best-in-class in each discipline including veteran architecture, engineering, logistics and construction professionals.

Diverse facility types from regional warehouses and distribution centers to light industrial, manufacturing and R&D/Flex.

Award-winning design recognized for excellence by NAIOP and other respected industry associations.

Local engineering expertise with professionals familiar with the ins and outs of market-specific requirements.

Single-source responsibility for clear accountability on critical design decisions and budget compliance.

**EXPAND
CAPACITY**

**CONSOLIDATE
OPERATIONS**

**MODERNIZE
FACILITIES**

**ENTER
NEW MARKETS**

CONSTRUCTION

By carefully managing each phase of the construction process while at the same time keeping a tight rein on costs, we deliver high-quality buildings on time and on budget.

Real-time communication giving you continuous updates on budget, timetable, job site safety and more.

On-site supervision by seasoned construction veterans who oversee the quality and timelines of your project.

In-house project management that ensures overall project value and quality.

Advanced practices and technology that increase efficiencies and reduce bottom line costs.

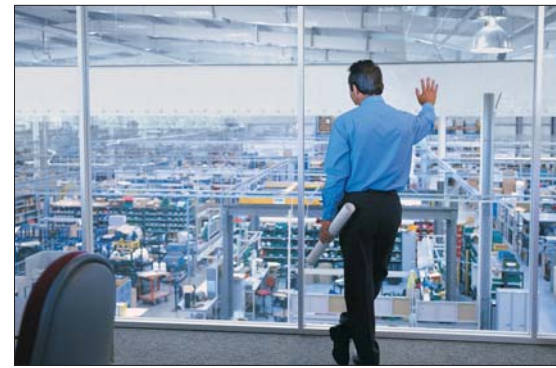
National buying power assuring competitive pricing on labor and materials.



One of the world's largest consumer products companies engaged First Industrial to develop this 1.7 million sf. distribution center, a facility that became the largest single-story structure in Pennsylvania.



A strong financial partner. We have the capital resources to structure competitive financing as well as flexible leasing arrangements to help our customers execute optimal building solutions.



POST-CONSTRUCTION

Leveraging our financial strength and national platform on behalf of our customers, we provide a wide array of ancillary services to facilitate a transition that is streamlined, smooth and seamless.



A 90,000 sf. facility that put under one roof a manufacturing plant, R&D center and full distribution capabilities, this innovative build-to-suit incorporated a Vegas style showroom to display product to corporate buyers.

Detailed punchlist review and customer satisfaction audit to confirm the finished facility has been built to your exacting specifications.

Maintenance and warranty programs that are consistent with your operational requirements so your move-in is hassle free.

Flexible leasing solutions that give you the opportunity to create the best lease scenario to fit your needs.

Asset management professionals experienced in providing the highest quality management services.

Comprehensive real estate services including complementary acquisition, multi-market and sale leaseback capabilities.



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