

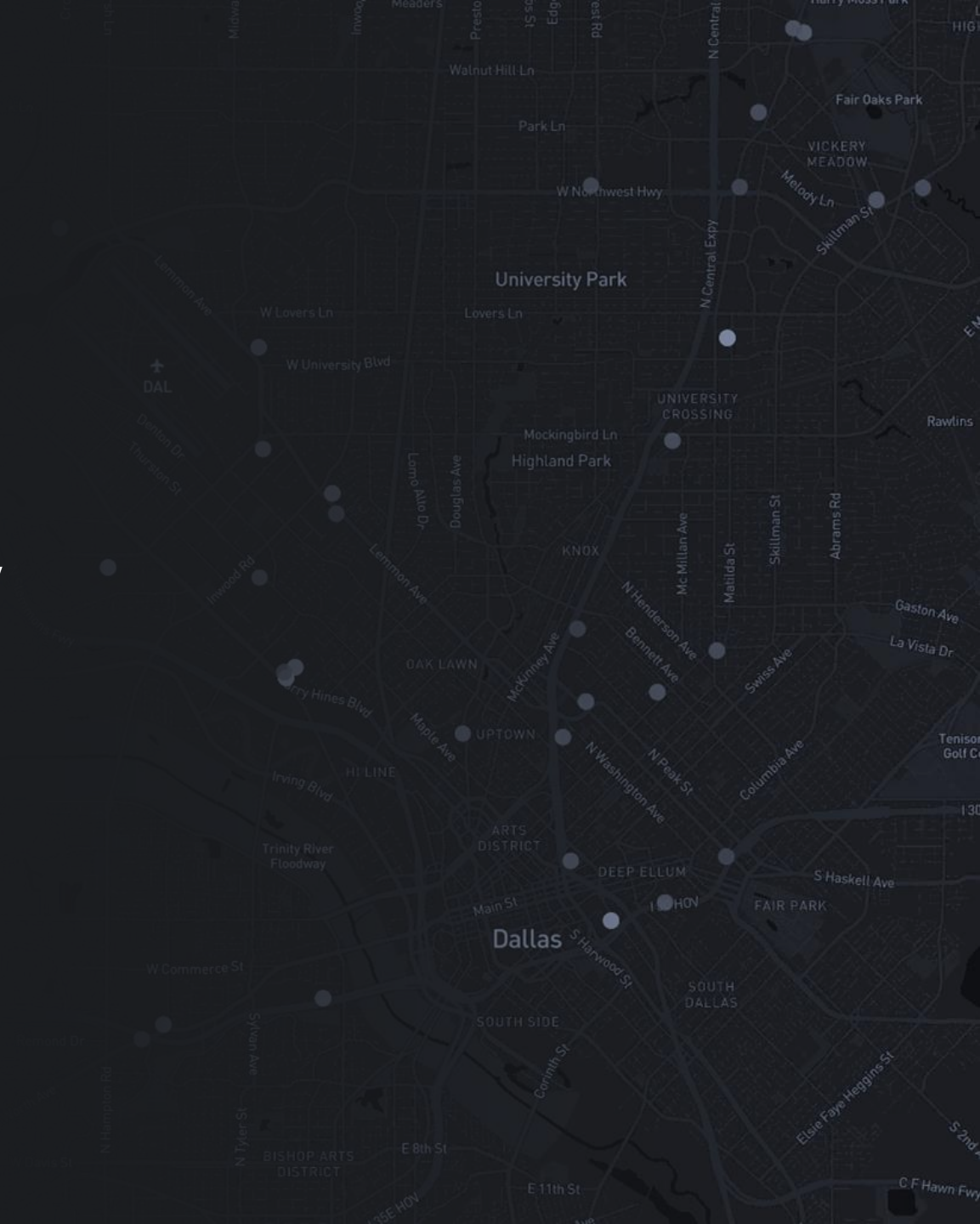
PELION

REIT Portfolio Insights

First Industrial Realty

March 2022

www.pelion.co



Company Profile

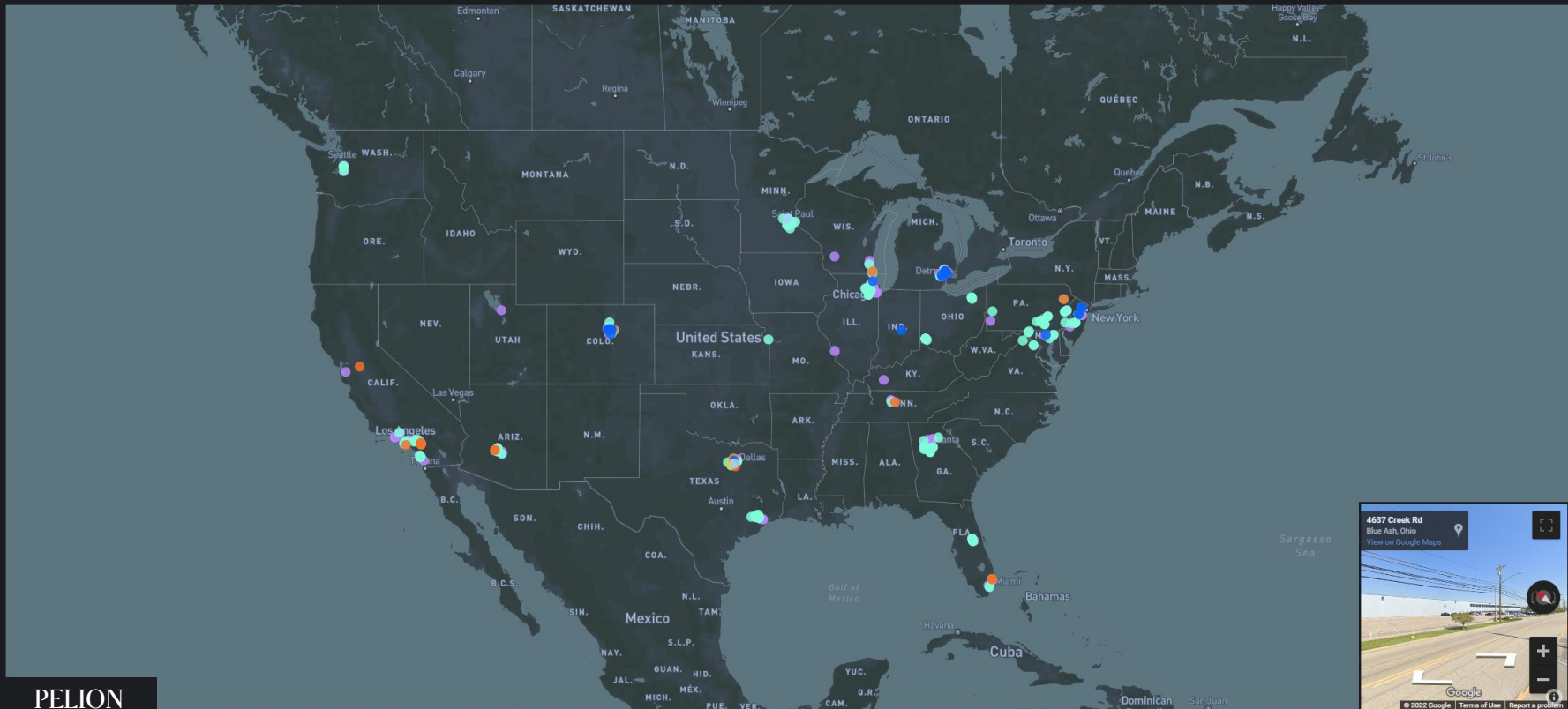
PELION



First Industrial Realty Trust, Inc. (NYSE: FR) is a leading fully integrated owner, operator, and developer of industrial real estate

Company Type:	Public REIT	Geographic Focus:	USA
Sector:	Industrial	No. of Properties:	410
Asset Class Focus:	Industrial, Flex, Dist. Center	Size (sq. ft.):	61.4M
Largest Tenant:	6.1% (Amazon)	WALT (yrs):	7.3

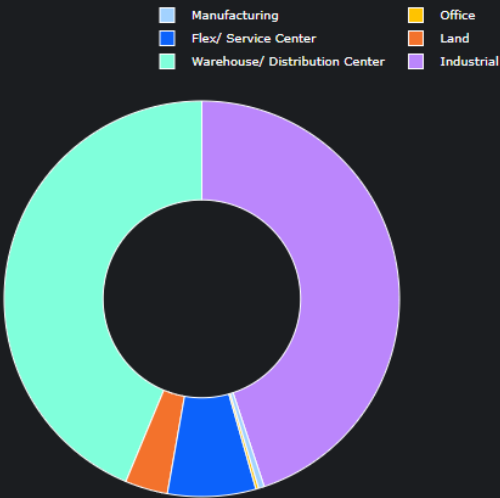
● Industrial ● Warehouse/ Distribution Center ● Land ● Flex/ Service Center ● Office ● Manufacturing



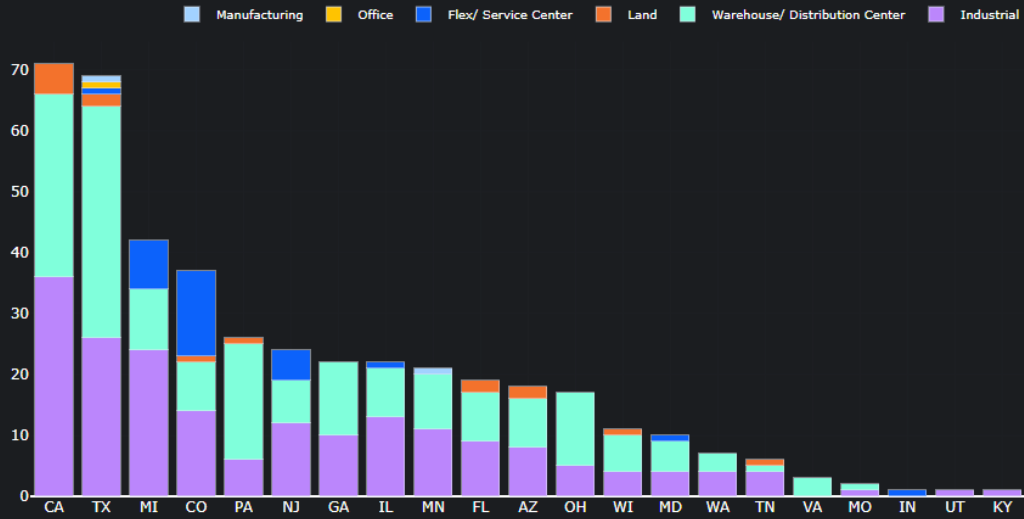
PELION

Geographic Characteristics

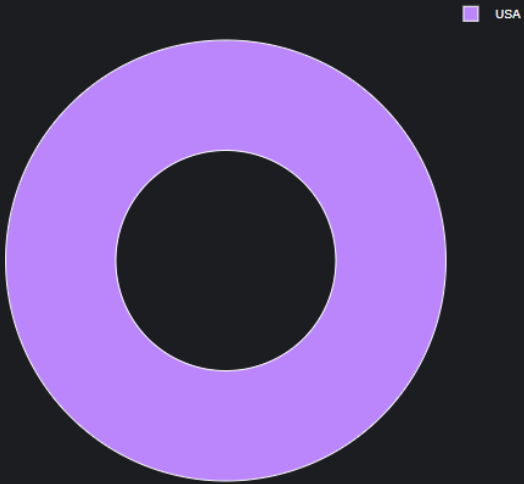
Sector Exposure



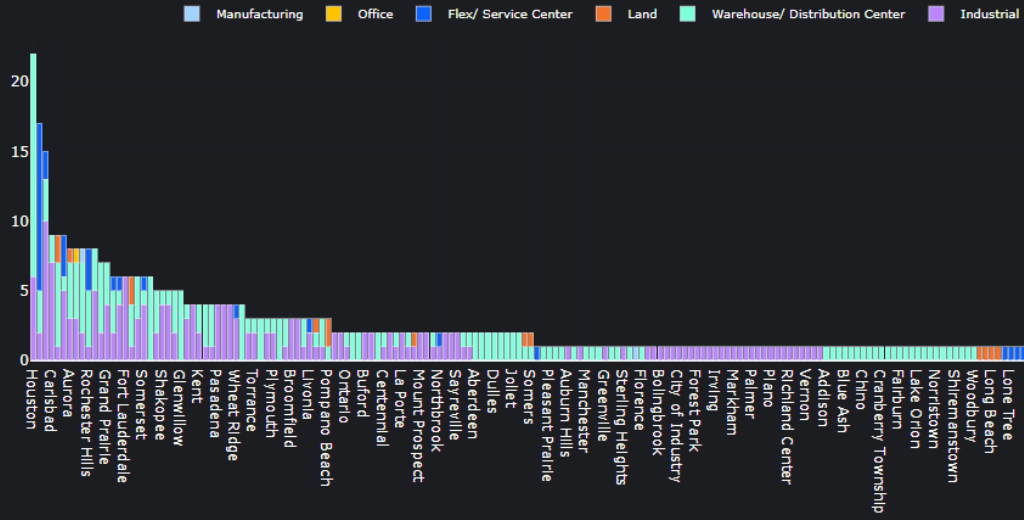
State Exposure

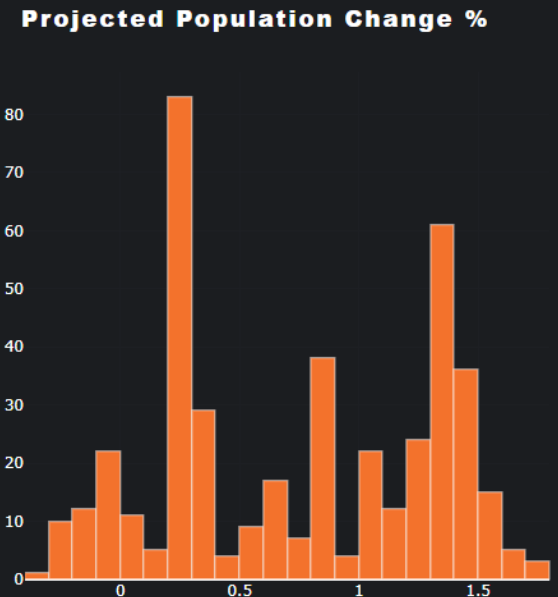
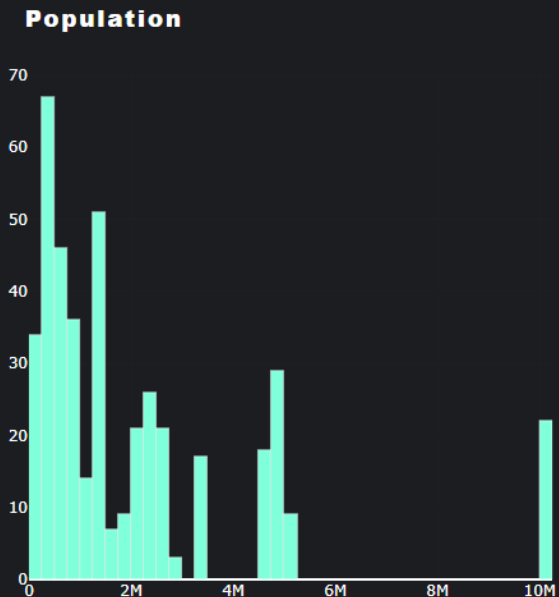
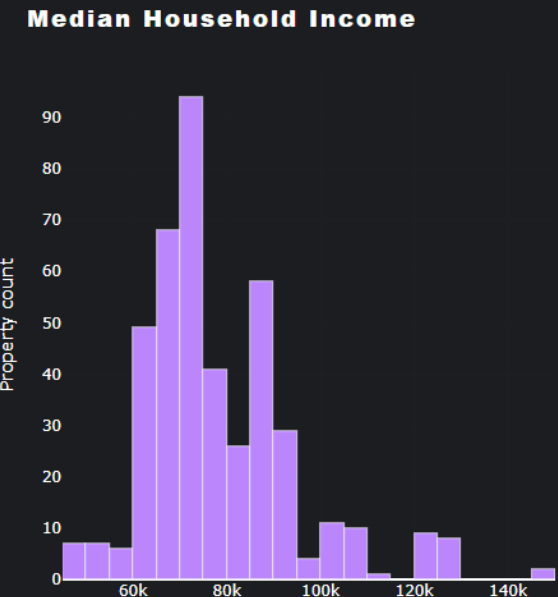


Global Exposure



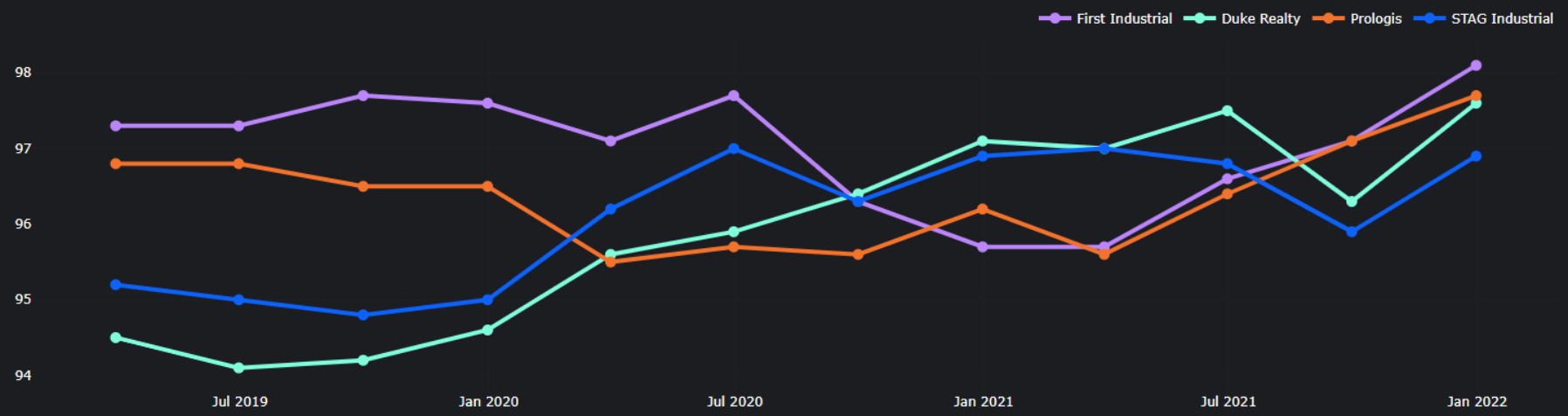
City Exposure



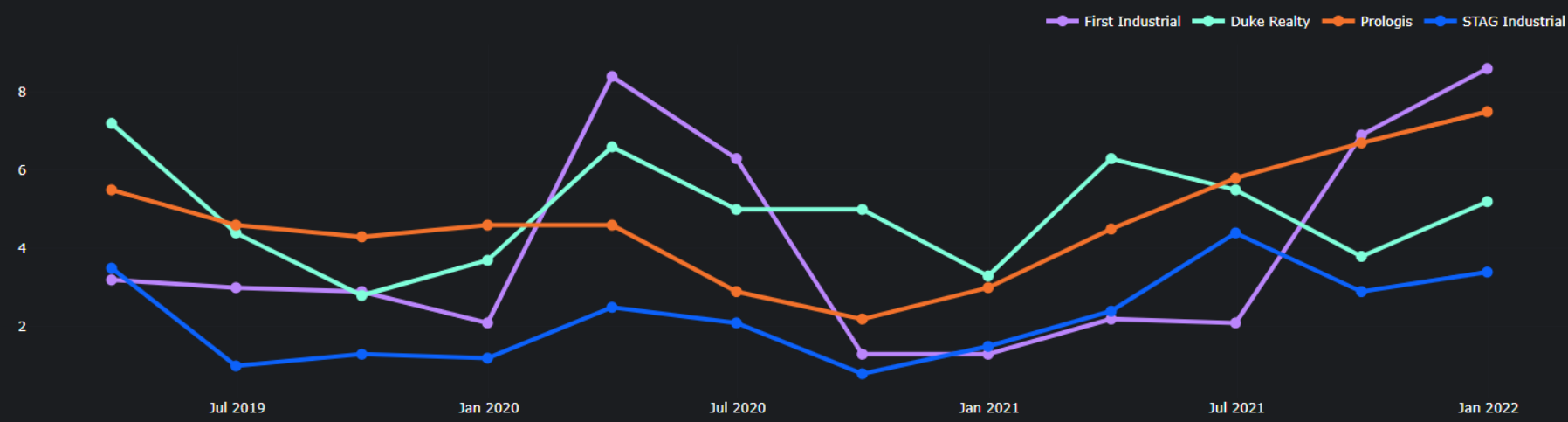


Portfolio Performance

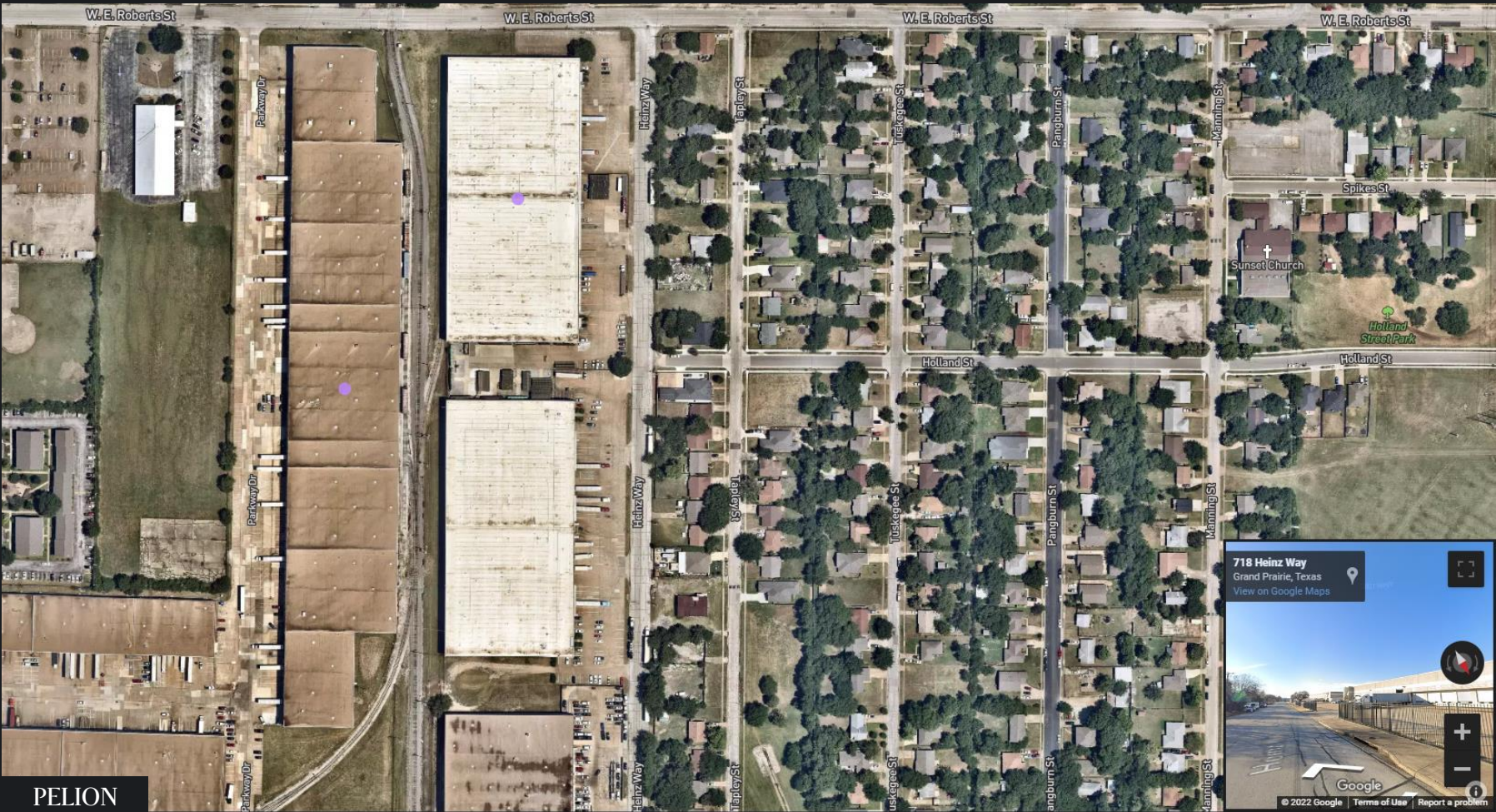
Portfolio Occupancy



SPNOI Growth % - Cash



Sample Property – Grand Prairie, TX



PELION

Sample Property – Arlington, TX

PELION



PELION



PELION

Commercial Real Estate Competitive Intelligence

www.pelion.co

hello@pelion.co

Alphabridge

www.alphabridge.co