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Browning/Duke Realty to Build New 599,870-Square Foot Industrial Building

Speculative development in northwest Indianapolis submarket will provide modern bulk warehouse space to meet large users' needs.

(Indianapolis, Ind. – August 31, 2012) Browning/Duke Realty, a joint venture between the two Indianapolis-based developers, has announced that it will build a new 599,870-square foot building in AllPoints at Anson, its development northwest of Indianapolis along I-65 in Whitestown. The building will be the only available bulk warehouse facility in the northwest submarket, and the only speculative development in the Indianapolis metro area with the flexibility for expansion to 1.1 million square feet.

“Interest in industrial facilities in the northwest submarket is strong, but the availability of large blocks of space has been non-existent,” said Charlie Podell, Senior Vice President of Duke Realty’s Indiana operations. “At AllPoints at Anson, occupancy is currently 100 percent, which has limited our ability to meet prospective tenants’ needs or to offer an alternative to existing tenants that have grown and need additional space. This new building will allow us to accommodate tenants that need 300,000 to 1.1 million square feet in a state-of-the-art industrial facility.”

“Though some speculative industrial development is going on in the city, no other bulk warehouse buildings are planned in the northwest submarket,” added Dennis Dye, Executive Vice President with Browning. “AllPoints at Anson’s location on I-65 is ideal for businesses that want to be close to Indianapolis, yet need ready access to Chicago. With the uptick in the economy, more and more companies have expressed an interest in opening a location on the northwest side of Indianapolis.”

The 570' x 1,050' precast concrete building will have 32' clear height, 60–9' x 10' dock doors with the capability for another 60 doors, 50' x 60' dock bays and 50' x 50' interior bays. Parking spaces for 148 cars will be incorporated into the site, as well as a 61-trailer staging area. Construction began earlier this month, with completion scheduled for January 2013.

One of the newest and largest modern bulk distribution parks in the Indianapolis area, AllPoints at Anson is the commercial sector of Anson, Duke Realty’s 1,700-acre mixed use community in Whitestown in southeast Boone County. AllPoints at Anson, located just off I-65 and SR 267, is already home to several leading companies, including Medco/Express Scripts and Amazon.com. Upon full development, AllPoints at Anson will accommodate more than seven million square feet of distribution, build-to-suit, data centers and advanced manufacturing facilities

About Browning

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the acquisition, development, construction, leasing, management, ownership and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 22 million square feet of space. To learn more, visit: www.browninginvestments.com.

About Duke Realty

Duke Realty owns and operates approximately 138.9 million rentable square feet of industrial and office assets, including medical office, in 18 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke Realty is available at www.dukerealty.com.