



News Release

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Prime Distribution Services Plans 1.2 Million Square Foot Corporate Headquarters and Distribution Facility

— the First at AllPoints Midwest Development in Plainfield, Indiana

Browning/Duke Development Selected for Biggest Lease in Indianapolis in 2007

(Indianapolis, IN—December 3, 2007) Prime Distribution Services, Inc. (PDS), a third-party logistics company that provides warehousing, cross docking, packaging, and multi-vendor freight consolidation, announced that it is consolidating and expanding its Indianapolis operations into a 1.2 million-square foot building at AllPoints Midwest, a joint venture development between Browning Investments and Duke Realty Corporation (NYSE: DRE) in Plainfield, Ind.

PDS will move into Building 1, a 646,380-square foot industrial building being developed by Browning/Duke LLC at AllPoints Midwest in March 2008, from its current locations on the west side of Indianapolis. A 554,040-square foot expansion to Building 1 will be completed in October 2008.

With a total of 1.2 million square feet, it the largest lease in the state of Indiana this year and one of the largest lease transactions ever entered into in Central Indiana.

“We welcome PDS as our first tenant at AllPoints Midwest,” said Charlie Podell, Senior Vice President of Duke’s Indiana Industrial business. “Convenient access to the CSX intermodal facility, I-70, and the Ronald Reagan Parkway make AllPoints Midwest attractive to a distribution company such as PDS. We certainly look forward to the continued growth of AllPoints Midwest and the jobs and economic growth that will come.”

“PDS’s move to AllPoints Midwest is confirmation that our development will be a powerful draw for businesses seeking the best location, interstate access points, and site flexibility in Plainfield,” said John Hirschman, Director of Real Estate Development at Browning Investments. “It’s very rewarding to have our vision for AllPoints Midwest becoming a reality so quickly. We appreciate the hard work Plainfield officials and staff have devoted to AllPoints Midwest – the success of the project has depended on Plainfield’s extension of the Ronald Reagan Parkway, which is currently nearing completion.”

Duke and Browning officials also praised the Town of Plainfield, Hendricks County, Hendricks County Economic Development Partnership, and the Indiana Economic Development Corporation for their cooperation and support in assisting PDS’s expansion plans, as well as significant new infrastructure improvements supporting AllPoints Midwest, including the extension of the Ronald Reagan Parkway and other road and utility infrastructure projects.

The Indiana Economic Development Corporation offered PDS up to \$225,000 in performance-based tax credits based upon the company's job creation plans. The City of Plainfield will provide the company with property tax abatement. The Hendricks County Economic Development Partnership and the Indy Partnership assisted in the effort.

PDS currently operates out of three buildings in the Indianapolis area, including two near the Indianapolis International Airport and one on Rockville Road. The new facility at AllPoints Midwest will allow them to consolidate their operations in one building. The company currently employs 188 people, with plans to add an additional 48 people within three years.

"We are excited about the prospect of housing all of our operations in one single state-of-the-art building," said Rex DeLay, Vice President of PDS. "The operating efficiencies and our ability to build new technology will enable us to service our customers more efficiently, improve our distribution capabilities, reduce costs, and enhance the satisfaction of our employees."

"The Indianapolis region is building a reputation as a logistics hub, and AllPoints Midwest will play an important role in the growth of our TDL industry," said Gordon Hendry, Interim President and CEO of the Indy Partnership. "And the Partnership is pleased to have assisted PDS expand its operations at AllPoints Midwest."

JRA Architecture, LLC was the architect for Building 1 and will serve as the architect for the expansion. Mike Lubbers with NAI Olympia Partners, Ltd. represented PDS. John Hirschman of Browning Investments and Jay Archer of Duke Realty represented Browning/Duke LLC in the transaction.

AllPoints Midwest is being developed as one of the premier modern bulk distribution parks in the Midwest. The park includes 920 acres of land to be improved with more than 12.5 million square feet of modern bulk distribution space. As Plainfield, Indiana's newest and largest modern bulk distribution park, AllPoints Midwest offers unparalleled intermodal transportation opportunities and an efficient and cost-effective alternative to overcrowded distribution centers located in Chicago and other Midwestern markets. For more information, visit: www.allpointsindiana.com

About Prime Distribution Services

Founded in 1990, PDS is an industry leader in providing cost effective national distribution programs that can assist vendors through warehousing, cross docking, packaging, and multi-vendor freight consolidation. PDS services include nationwide LTL consolidation programs servicing some of the nation's largest retailers. The company's headquarters are in Indianapolis, with major distribution centers in Mesquite, Texas and Stockton, Calif.

About Browning Investments

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 14 million square feet of space. To learn more, visit: www.browninginvestments.com.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing, and management of office, industrial, medical office, and retail real estate. It is the largest publicly traded, vertically integrated office/industrial real estate company in the United States. The company owns, manages, or has under development more than 129 million rentable square feet in 22 major U.S. cities. Duke, which controls more than 7,600 acres of land for over 112 million square feet of future development, also provides nationwide real estate solutions through its national development



division. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and was recently added to the S&P MidCap 400 Index. To learn more, visit www.dukerealty.com.

About NAI Olympic Partners

NAI Olympia Partners is the premier commercial real estate brokerage firm in the state of Indiana, committed to Indianapolis yet connected to the world. NAI Olympia provides commercial real estate brokerage services for Buyers, Sellers, Tenants, and Landlords, along with providing strategic information and advisory consultation to institutional owners, lenders, corporations, and individuals. With a network of 375 NAI offices in 55 countries, its local and global clientele have the opportunity to build on the power of its network, by utilizing state-of-the-art technology, systematic real estate solutions, and local knowledge. To learn more, visit www.naiolympia.com.

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Editor's note: Please contact Duke Corporate Communications for renderings of the building or site plans.