



News Release

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Browning/Duke's AllPoints Midwest Well-Positioned for West Coast Shipments

Joint Venture Chose Land Adjacent to CSX Intermodal Terminal to Provide Tenants with Access to Rail Shipments

(Plainfield, Ind. – November 17, 2008) When Browning/Duke LLC, a joint venture between Browning Investments and Duke Realty Corporation, created a partnership in 2006 to develop 920 acres of land in Plainfield for the development of AllPoints Midwest, their decision was based on the growing importance of transportation costs and options in companies' real estate decisions. The Hendricks County parcel offered a three-pronged appeal to businesses wanting to maximize transportation options, while minimizing transportation costs: its location just off I-70 and immediate access to major interstate systems; its close proximity to Indianapolis International Airport where FedEx has a hub and other air cargo transporters are located; and its direct adjacency to the CSX Intermodal Terminal, a rail yard with the capacity to process 100,000 container shipments per year with room to expand.

With the recent announcement that a new rail route from the West Coast directly to the CSX Intermodal Terminal is now in service, AllPoints Midwest offers additional benefits to third-party logistics providers, manufacturers, and retailers who receive shipments from the Ports of Los Angeles and Long Beach, the busiest container ports in the United States. Since West Coast shipments now come directly to the CSX Intermodal Terminal, clients who are

located in AllPoints Midwest have immediate access to their incoming shipments since the terminal is right next door, rather than incurring the costs and delays associated with trucking freight to and from Chicago rail yards.

“When we purchased the land adjacent to the CSX Intermodal Terminal for the development of AllPoints Midwest, we knew that efforts were being made by Conexus Indiana, the state’s advanced manufacturing and logistics initiative, the Indiana Economic Development Corporation, and others to get direct service from the West Coast and were confident that they would get the deal done,” said John Hirschman, Director of Real Estate Development with Browning Investments. “With this new direct connection right out our back door, high volume importers and exporters located at AllPoints Midwest can cut hundreds of dollars in freight charges per container shipment and improve transit time too. In some cases, the transportation cost savings alone might equal a user’s entire annual real estate costs.”

“The inland port concept is becoming increasingly attractive to companies that must find ways to improve supply chain sustainability and reduce costs. A train can move a ton of freight more than 400 miles on a single gallon of diesel fuel,” said Charlie Podell, Senior Vice President of Duke’s Industrial Group. “Businesses are looking at transportation options from the seaport to inland locations and are seeking sites that give them immediate access to rail shipments, air cargo transport, and highways. AllPoints Midwest gives clients a complete package of logistics options, as well as a business-friendly community with a solid workforce.”

Development at AllPoints Midwest includes Building 1, a 1.2 million square foot warehouse/distribution center, which is 100 percent leased to Prime Distribution Services. Building 2, a 533,520-square foot modern, bulk distribution warehouse facility is under construction and is expected to deliver yet this year.

In addition to AllPoints Midwest, the Browning-Duke joint venture also includes AllPoints at Anson in Whitestown, Indiana. For more information about AllPoints Midwest or AllPoints at Anson, contact John Hirschman at 317-344-7325 or Mark Hosfeld at 317-808-6847.

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 15 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, and health care 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 144 million rentable square feet in 24 major U.S. cities. Duke, which controls more than 7,100 acres of land for more than 107 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 is listed on the S&P MidCap 400 Index. More information about Duke is available on the Internet: www.dukerealty.com.