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MEDIA RELEASE

FIRST INDUSTRIAL BREAKS GROUND ON 176,000 SQUARE-FOOT LOGISTICS CENTER IN NORTHWEST DALLAS MARKET

Sixth Building at First Park 121 in Lewisville Targeted for Completion in Summer 2026

CHICAGO, May 1, 2025 – First Industrial Realty Trust, Inc. (NYSE: FR), a leading fully integrated owner, operator and developer of industrial real estate, announced it is breaking ground on the sixth and final building at its First Park 121 industrial park northwest of Dallas in the bustling I-35E corridor between Dallas and Denton, which boasts one of the highest daily traffic counts in the region. This new development builds on the success of five completed buildings totaling 1.2 million square feet – all of which are fully leased. The building, to be developed on a speculative basis, is expected to be completed in the Summer of 2026 with an estimated total investment of $23 million.

Located at Midway Road and FM 544 in Lewisville, Texas, the site provides easy access to SH-121, with close proximity to I-35E, the North Dallas Tollway and is just seven miles from both Plano's Legacy Business Park and Frisco's $5 Billion Dollar Mile. Building F will feature a 36' clear height, 36 dock-high door positions, 2 ramps, 49 trailer stalls, 118 auto spaces and ESFR sprinklers.

"The Dallas market continues to be an ideal logistics hub for businesses looking for connectivity, a large consumer base, and access to labor," said Robert Allen, senior regional director for First Industrial's Dallas region. "We are excited to invest in another high-quality logistics facility within our successful park to meet customer needs in this sought-after submarket."

First Industrial's team for this development includes Richard Poolis, director of development, and Mr. Allen. Adam Graham and Mark Graybill of Lee & Associates will work with the First Industrial team on leasing for the project. Construction is being led by Cerris Builders as the general contractor. Alliance Architects is the architect and Westwood will provide civil engineering for the project.

"With construction soon underway, we're focused on delivering a facility that meets today's operational demands and tomorrow's growth," said Charles Rombold, division manager for Cerris Builders. "Our work at First Park 121 reflects a shared commitment to delivering high-performing space for the North Texas region's logistics users."

About First Industrial Realty Trust, Inc.
First Industrial Realty Trust, Inc. (NYSE: FR) is a leading U.S.-only owner, operator, developer and acquirer of logistics properties. Through our fully integrated operating and investing platform, we provide high quality facilities and industry-leading customer service to multinational corporations

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and regional firms that are essential for their supply chains. Our portfolio and new investments are concentrated in 15 target MSAs with an emphasis on supply-constrained, coastally oriented markets. In total, we own 70.2 million square feet of industrial space, including 7.4 million square feet in the Dallas/Fort Worth market, as of March 31, 2025. For more information, please visit us at www.firstindustrial.com.

About Cerris Builders

Cerris Builders is a nationally respected and relationship-driven commercial construction company specializing in preconstruction, design-build, general construction, and construction management services. We have offices in Austin, Dallas, Jacksonville, Kansas City, and Midland. Started as a family business in 1932, Cerris Builders became the general contracting arm of the organization in 1971 and is 100% employee-owned. We tailor our work to deliver lasting results for our clients in industries including light industrial, multifamily, hospitality, and more. Visit www.cerrisbuilders.com for more information.

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