DCT Industrial Trust Inc.
Form FWP
March 13, 2017

Issuer Free Writing Prospectus

Filed pursuant to Rule 433

Relating to Preliminary Prospectus Supplement dated March 13, 2017

to Prospectus dated March 13, 2017

Registration Nos. 333-206859 and 333-206859-01

DCT INDUSTRIAL OPERATING PARTNERSHIP LP

Pricing Term Sheet

$50,000,000 4.500% Senior Notes Due 2023

Issuer:	DCT Industrial Operating Partnership LP
Guarantor:	The notes will be initially guaranteed by DCT Industrial Trust Inc.
Expected Ratings* (Moody s / Standard and Poor s):	Baa2 / BBB
Principal Amount:	$50,000,000
	The notes will form a part of the same series as the Issuer s outstanding 4.500% Senior Notes due 2023. Upon completion of this offering, the aggregate principal amount of the outstanding notes of this series will be $325,000,000.
Securities Offered:	4.500% Senior Notes due 2023
Security Type:	Senior Unsecured Notes
Pricing Date:	March 13, 2017
Settlement Date:	March 16, 2017 (T+3)
Maturity Date:	October 15, 2023
Interest Payment Dates:	April 15 and October 15

Next Interest Payment Date:	April 15, 2017
Record Dates:	April 1 and October 1
Coupon (Interest Rate):	4.500%
Public Offering Price:	103.880%, plus accrued and unpaid interest from and including October 15, 2016, to, but excluding March 16, 2017, totaling $943,750
Net Proceeds, including accrued interest and before expenses, to the Issuer:	$52,571,250
Benchmark Treasury:	1.875% due February 28, 2022
Benchmark Treasury Price / Yield:	98-26 ¼ / 2.127%
Spread to Benchmark Treasury:	170 basis points

Yield to Maturity:	3.827%
Optional Redemption:	Make-whole call at T + 30 basis points prior to 90 days prior to maturity, then 100%
CUSIP / ISIN:	233150 AC5 / US233150AC50
Denominations/Multiple:	$2,000 / $1,000
Joint Book-Running Managers:	J.P. Morgan Securities LLC
	Citigroup Global Markets Inc.
	Wells Fargo Securities, LLC
Co-Managers:	BNY Mellon Capital Markets, LLC
	Capital One Securities, Inc.
	MUFG Securities Americas Inc.
	PNC Capital Markets LLC
	Regions Securities LLC
	U.S. Bancorp Investments, Inc.

* A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

DCT Industrial Operating Partnership LP and DCT Industrial Trust Inc. have filed a registration statement dated September 10, 2015, a post-effective amendment to the registration statement dated March 13, 2017, a prospectus dated March 13, 2017 and a preliminary prospectus supplement dated March 13, 2017 with the U.S. Securities and Exchange Commission (SEC) for the offering to which this communication relates. Before you invest, you should read the registration statement and post-effective amendment to the registration statement, the prospectus and related preliminary prospectus supplement for this offering, and any other documents the Issuer or Guarantor have filed with the SEC for more complete information about the Issuer, the Guarantor and this offering. You may get these documents for free by visiting EDGAR on the SEC web site at http://www.sec.gov. Alternatively, the Issuer, any underwriter or any dealer participating in the offering will arrange to send you the preliminary prospectus supplement and prospectus if you request it by contacting J.P. Morgan Securities LLC at 1-212-834-4533; Citigroup Global Markets Inc. at 1-800-831-9146; and Wells Fargo Securities, LLC at 1-800-645-3751.

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