



CenterPoint Properties®

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PRESENTS
LOGISTICS, DISTRIBUTION & WAREHOUSING

AAPA CONFERENCE
JANUARY 27, 2010

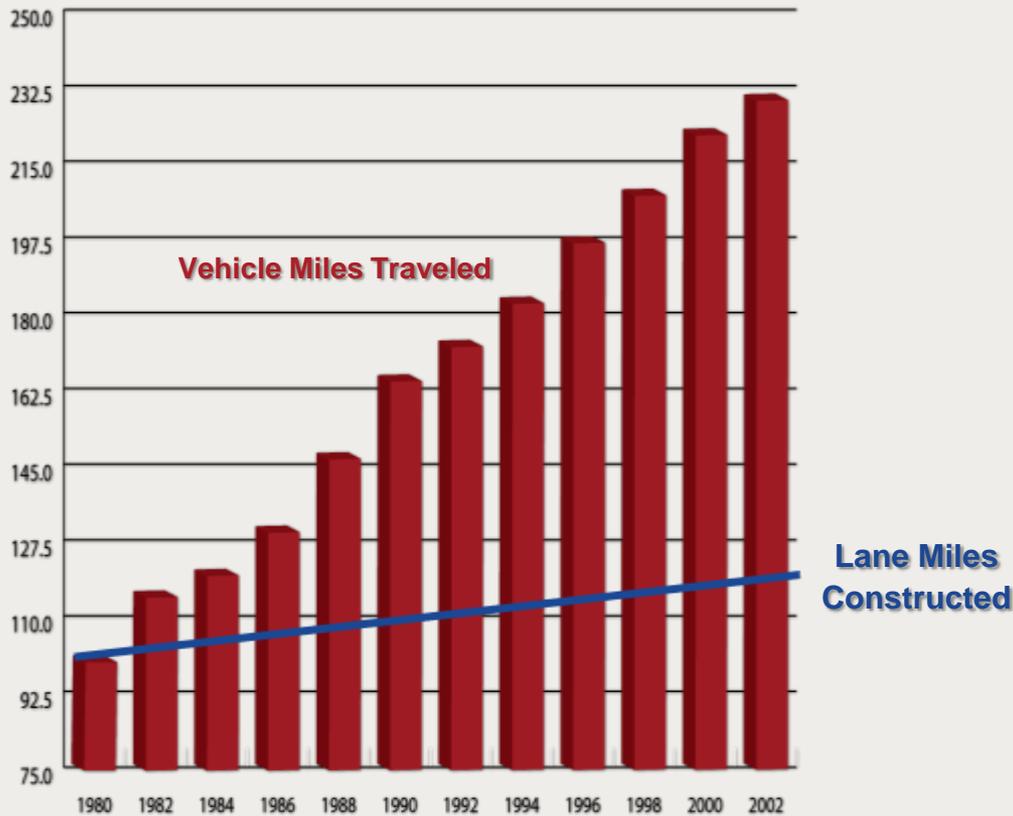
ABOUT CENTERPOINT PROPERTIES

- » Experienced infrastructure and transportation-related industrial property company
- » Fully integrated: large scale development, redevelopment, investment and operations
- » Founded in 1984, public in 1993 on NYSE, 25 years of successful innovation
- » Acquired and privatized in 2006 by CalPERS, largest U.S. Pension Fund
- » \$3.5 billion company
- » 8,000+ acres in development
- » 28 million SF portfolio
- » Extensive logistics relationships
- » Annual activity \$1 billion
- » Offices:
 - Chicago, IL - Headquarters
 - Hampton Roads, VA
 - Los Angeles, CA
 - Hong Kong, China



WHY WE ARE IN THE INTERMODAL BUSINESS

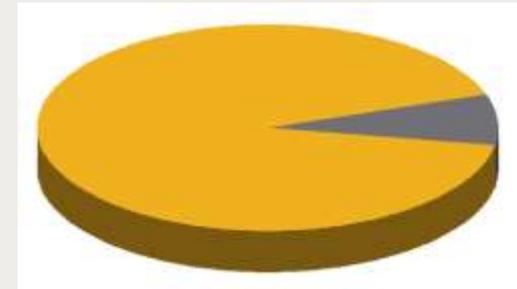
Highway Infrastructure vs. Miles Traveled Indexed: 1980 = 100%



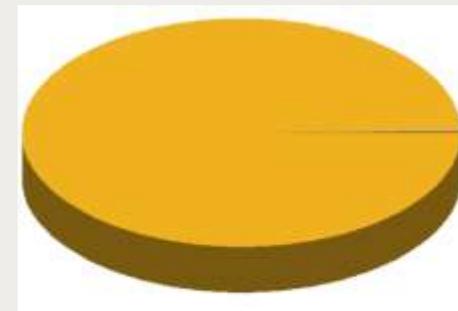
Source: USDOT

\$787 Billion American Recovery and Reinvestment Act

Hard Infrastructure Comprises Only
\$64B or 8%

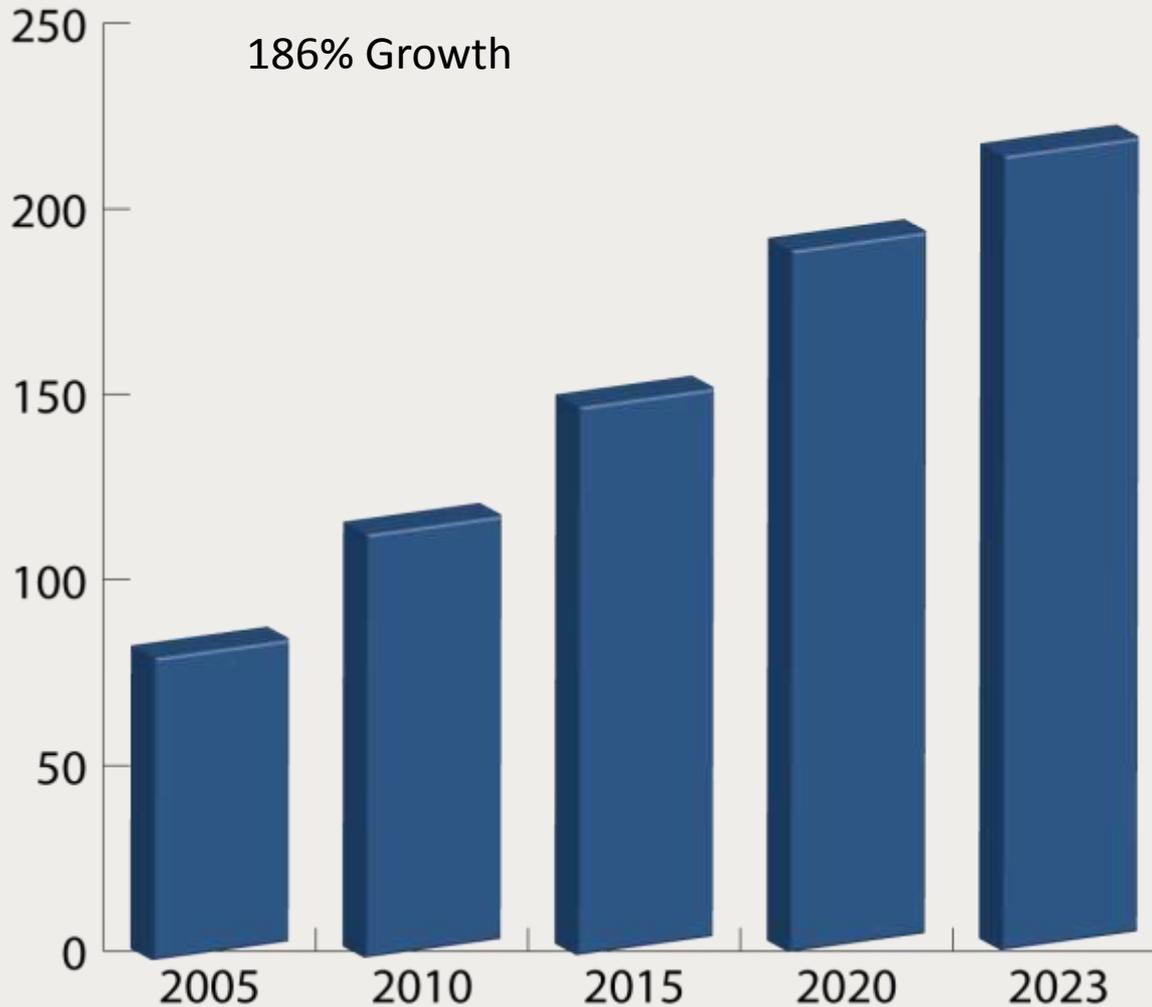


Freight Rail Funding Comprises Only
\$.5B-\$1.0B, at most 1/10 of 1%



Source: CNN Money (Figures as of June 29, 2009)

STRATEGIC FOCUS ALIGNED WITH INTERMODAL FREIGHT GROWTH

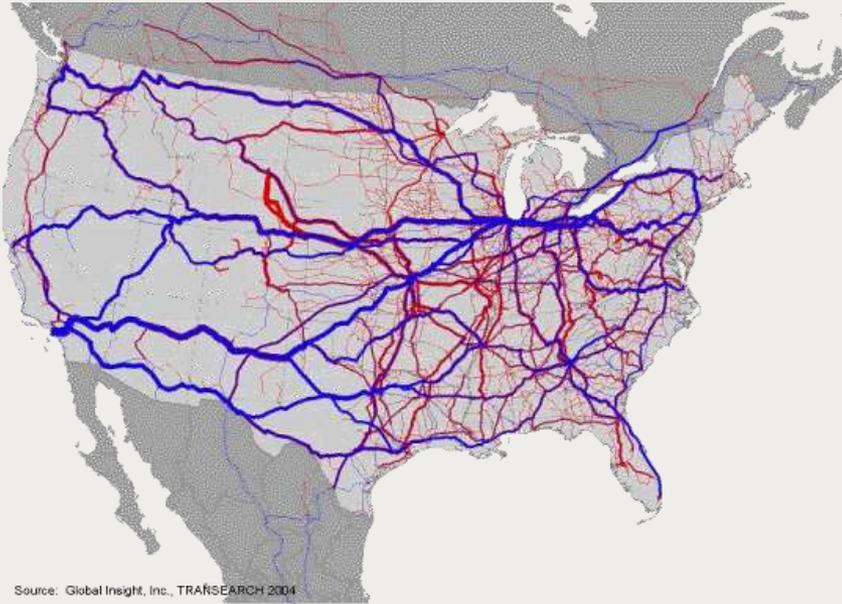


- » Container freight growth will translate to intermodal rail demand
- » Efficiency will demand that freight moves on fewer, more dense lanes that serve population centers
- » Cities with significant port and intermodal traffic will support large and active industrial real estate markets

TEU- Twenty Foot Equivalent Units
Source: Global Insight, 2009

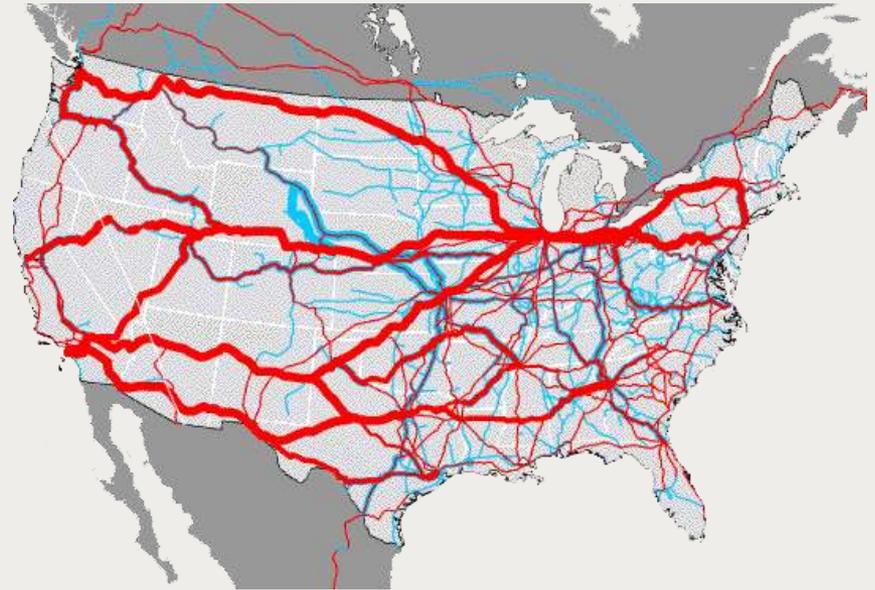
GROWTH OF FREIGHT RAIL

2004



Source: Global Ineigh, Inc., TRARSEARCH 2004

2035



*Projected Rail Freight Growth in United States
Greater Chicago is the Hub*

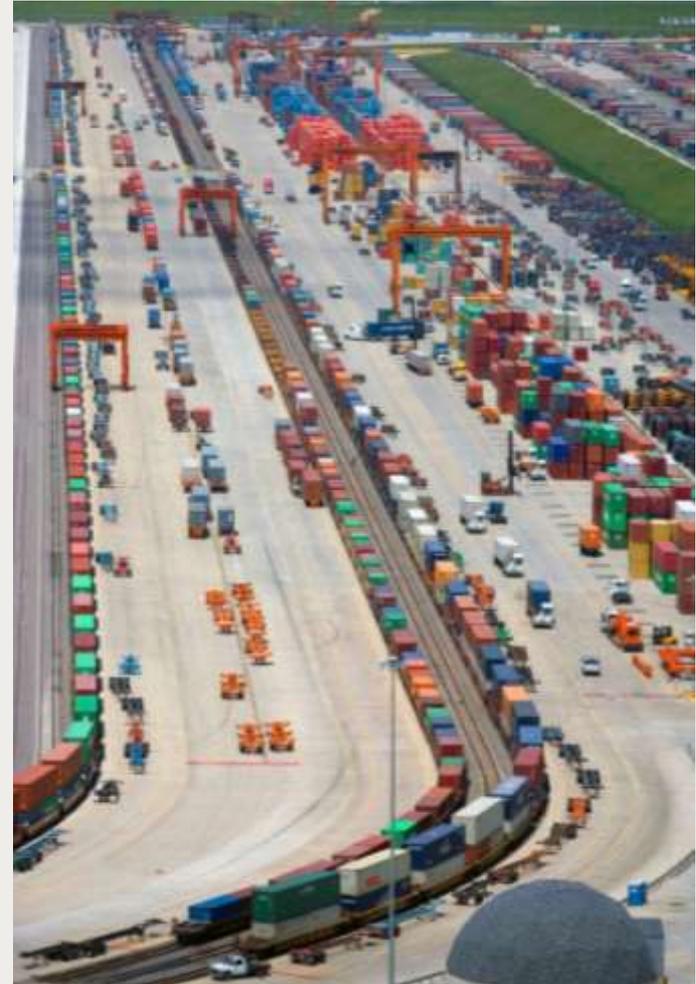
BENEFITS OF LONG-HAUL RAIL VERSUS TRUCK

- » Economies of scale – lower delivered cost
 - One gallon of diesel fuel moves one ton of freight
 - 415 miles via rail
 - 155 miles via truck
- » Eases highway congestion
 - A single intermodal train can take 300 long haul trucks off the highway
- » Rail is the “Green” alternative
 - Trucks emit 4X more Greenhouse gases than rail for same load of freight
- » Trucking industry facing increased costs / regulation
 - Hours of service change
 - High driver turnover (100%)
 - Rising insurance costs
 - Highway congestion
 - Quality of life for drivers



21ST CENTURY ECONOMIC ENGINE: THE INTEGRATED INTERMODAL CENTER

- » Integrates warehouses with rail terminals
- » Locates all supply chain components in ONE CAMPUS
- » Requirements:
 - Long haul rail service
 - Large local consumption market
 - Interstate proximity
 - Adequate and available labor
 - Foreign Trade Zone
- » Benefits:
 - Costs savings and efficiency
 - Reduced congestion and emissions
 - Job engine
- » True public-private partnership



THE NATION'S LARGEST MASTER-PLANNED INLAND PORT CENTERPOINT INTERMODAL CENTER-JOLIET, IL

- » Nation's Largest Inland Port
 - Connects Chicago to west and east coast ports
 - 6,000+ acres
 - Multi-use zoning
 - BNSF's 750-acre intermodal terminal
 - UPRR's 840-acre intermodal terminal
 - 4-6 million TEU's per annum
 - 30 million SF of industrial facilities
 - 10,000 jobs today – 25,000 at completion
 - Foreign Trade Zone
- » \$3 billion CenterPoint investment
- » Public-Private-Partnership
 - 60% industrial submarket growth since opening (90M SF → 140M SF)

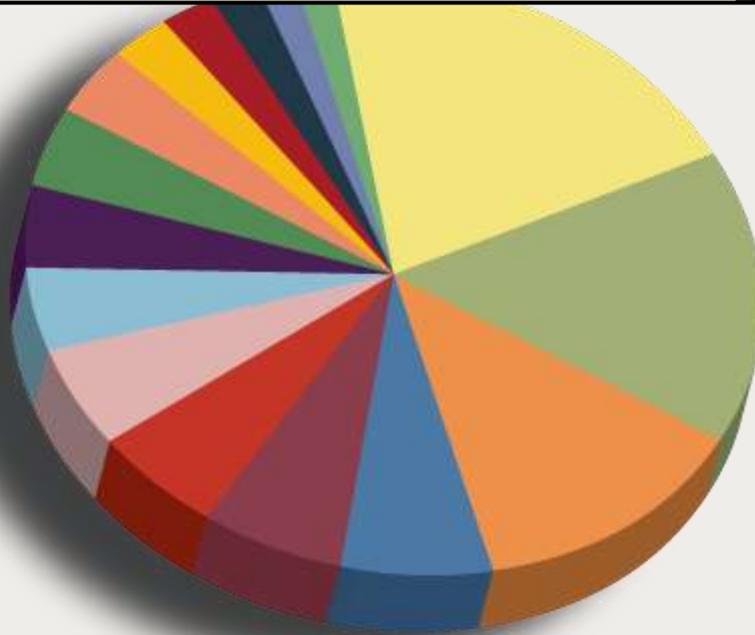


TOP 15 NORTH AMERICAN CONTAINER PORT RANKINGS

2008 TOTAL TEU

#4

*CIC-Joliet 3,000,000 (Base Case)



Los Angeles	7,849,985
Long Beach	6,350,125
New York/New Jersey	5,265,058
Savannah	2,616,126
Vancouver	2,492,107
Oakland	2,236,244
Hampton Roads (VA)	2,083,278
Tacoma	1,861,352
Houston	1,794,309
Seattle	1,704,482
Charleston	1,635,534
CIC - Joliet	1,500,000
Honolulu	1,124,388
Port Everglades	985,095
Miami	828,349
Jacksonville	697,494
Baltimore	612,877

Source: AAPA Advisory, May 2009

CENTERPOINT INTERMODAL CENTER – ELWOOD, IL



- » \$1 billion+ CenterPoint Investment
- » 2,500-Acre Integrated Logistics Center
- » 1,400-Acre Industrial Park
- » 1,000-Acre BNSF Intermodal Facility
- » Excellent National Connectivity
- » International Service
- » 12+ Million SF Industrial Facilities
- » 100-Acre Equipment Management Area

CENTERPOINT INTERMODAL CENTER – JOLIET, IL



- » \$2 Billion+ CenterPoint Investment
- » 3,600-Acre Integrated Logistics Center
- » 2,200-Acre Industrial Park
- » 950-Acre Intermodal Facility
- » Excellent National Connectivity
- » International and Domestic Service
- » 18 Million SF Industrial Facilities
- » 450-Acre Equipment Management Area

INLAND IMPORT DISTRIBUTION CENTER - WAL-MART

- » 3.4 Million SF, 168 Acres
- » Delivered in 10 months
- » Largest distribution center in Chicagoland history
- » Wal-Mart's only Inland Import DC
- » 2,126 trailer stalls
- » 308 exterior docks
- » 600 new full-time jobs



CHICAGO TO VIRGINIA CONNECTIVITY AND SYNERGY

- » Hampton Roads Linked to CenterPoint's Midwest Intermodal Centers
- » Norfolk Southern *Heartland Corridor*
- » CSX *National Gateway*



CenterPoint's Chicago Intermodal Parks Will Drive Virginia Business