DOWNS GREGORY S Form 4 March 24, 2003

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UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, DC 20549

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

 Check this box if no longer subject to Section 16.
Form 4 or Form 5 obligations may continue.
See Instruction 1(b)

ι.		Address of Re ast, First, Mida egory S	2.	Tradi	r Name and ing Symbol industrial Rea		r or ust, Inc. (FR)	3.	Person, if an entity (Voluntary)				
		dustrial Realty Wacker Drive, S	4.	Stater 3/20/0	ment for (<i>Ma</i>	onth/D	ay/Year)	5.					
		(Street)	6.	Relationship of Reporting Person (s) to Issuer (<i>Check All Applicable</i>)					Individual or Joint/Group Filing (Check Applicable Line)				
	Chicago, II	- 60606			0	Director	0	10% Owner		X	Form filed by One Reporting Person		
	(City)	(State)	(Zip)		x o	Officer (g Other (sp Managin	ecify b	elow)		0	Form filed by More than One Reporting Person		

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Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, *see* instruction 4(b)(v).

Title of Security (Instr. 3)	2.	Transaction Date (<i>Month/Day/Year</i>)	2a.	Deemed Execution Date, if any. (Month/Day/Year)	3.	Trans: Code (Instr.		or Dispose	Securities Acquired (A) r Disposed of (D) <i>Instr. 3, 4 and 5)</i>		5.	Amount of Securities Beneficially Owned Following Reported Transactions (Instr. 3 and 4)	Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7.	Nature of Indirect Beneficial Ownership (Instr. 4)
						Code	V	Amount	(A) or (D)	Price					
Common Stock, par value \$.01 per share		3/20/03				A(1)		2,945	А	N/A			D		
Common Stock, par value \$.01 per share		3/20/03				A(2)		11,232	A	N/A(2)		23,185	D		
												508	I		By 401(k)
												Total: 23,693			
_						_		_	_	_		_	_		_

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Table II	Derivative Securities Acquired, Disposed of, or Beneficially Owned
	(e.g., puts, calls, warrants, options, convertible securities)

1.	1. Title of Derivative Security (Instr. 3)		Conversion or Exercise Price of Derivative Security	3.	Transaction Date (<i>Month/Day/Year</i>)	3a.	Deemed Execution Date, if any (<i>Month/Day/Year</i>)		Transaction Code (Instr. 8)	5.	Securities	A) or Disposed	l of
_									Code V		(A)	(D)	
						Pag	e 3						

Table II	Derivative Securities Acquired, Disposed of, or Beneficially Owned	Continued
	(e.g., puts, calls, warrants, options, convertible securities)	

6. Date Exercisable and Expiration Date (Month/Day/Year)	a 7.	of Und Securit	nd Amount erlying ties 3 and 4)	8.	Price of Derivative Security (Instr. 5)	9.	Number of Derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10.	Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11.	Nature of Indirect Beneficial Ownership (Instr. 4)
Date Expira Exercisable Date			Amount or Number of Shares								
	_	_									

Explanation of Responses:

1) Represents shares granted under FR's 1997 Stock Incentive Plan. Such shares vest in three equal installments on January 1st of 2004, 2005 and 2006.

2) Represents shares issued under FR's 1997 Stock Incentive Plan in exchange for cancellation of outstanding awards under FR's Deferred Income Plan. Such shares vest in ten equal installments on January 1st of 2004 through 2013.

/s/ Gregory S. Downs

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**Signature of Reporting Person Date

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^{**} Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.