

CENTERPOINT PROPERTIES TRUST  
Form 10-K/A  
June 21, 2001

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UNITED STATES SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 10-K/A

(Mark One)

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d)  
OF THE SECURITIES EXCHANGE ACT OF 1934 (*Fee  
required*)

For the fiscal year ended December 31, 2000  
or

TRANSITION REPORT PURSUANT TO SECTION 13 OR  
15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 (*No  
fee required*)

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 1-12630

CENTERPOINT PROPERTIES TRUST  
(Exact Name of Registrant as Specified in its Charter)

**Maryland**  
(State or Other Jurisdiction of Incorporation  
or Organization)

**36-3910279**  
(I.R.S. Employer  
Identification No.)

**1808 Swift Drive, Oak Brook, Illinois**  
(Address of principal executive offices)

**60523-**  
(Zip code)

Registrant's telephone number, including area code: **(630) 586-8000**

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Name of Each Exchange on Which Registered
Common Shares, par value \$.001	New York Stock Exchange
8.48% Series A Preferred Shares, par value \$.001	New York Stock Exchange
7.5% Series B Convertible Preferred Shares, par value \$.001	New York Stock Exchange
Preferred Share Purchase Rights, with respect to common shares, par \$.001	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act

None

(Title of Class)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes /x/ No //

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (§229.405 of this chapter) is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. //

As of March 12, 2001, the aggregate market value of the voting stock held by non-affiliates of the registrant was \$1,030,838,415 (based on 21,849,055 shares held by non-affiliates and computed by reference to the reported closing price).

The registrant had 22,543,546 shares of its common stock, \$.001 par value, outstanding as of March 12, 2001.

**DOCUMENTS INCORPORATED BY REFERENCE**

Portions of the registrant's proxy statement are incorporated by reference into Part III of this Annual Report on Form 10-K.

**Item 14. Exhibits, Financial Statement Schedules and Reports on Form 8-K.**

(a) The following documents are filed as part of this report:

Schedule III Real Estate and Accumulated Depreciation

**SCHEDULE III**

**CENTERPOINT PROPERTIES TRUST AND SUBSIDIARIES**

**REAL ESTATE AND ACCUMULATED DEPRECIATION**

As of December 31, 2000

Description	Encumbrances (e)	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Amounts at Which Carried at Close of Period		Total Accumulated Depreciation (c)	Date of Construction	Date Acquired	Life Upon Which Depreciation In Latest Income Statement Is Computed (f)		
		Land	Buildings and Improvements (a)	Land	Buildings and Improvements (b)	Land	Buildings and Improvements (c)						
<b>Warehouse/Industrial Properties:</b>													
425 W. 151st Street		\$ 252	\$ 1,805	\$ 33	\$ 5,304	\$ 1,155	\$ 285	\$ 8,264	\$ 8,549	(3,502)	1913/1988-1990	1987	(f)

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East Chicago, IN 201 Mississippi Street Gary, IN 1201 Lunt Avenue Elk Grove Village, IL 620 Butterfield Road Mundelein, IL 1319 Marquette Drive Romeoville, IL 900 E. 103rd Street Chicago, IL 1520 Pratt Avenue Elk Grove Village, IL 1850 Greenleaf Elk Grove Village, IL 2743 Armstrong Court Des Plaines, IL 5990 Touhy Avenue Niles, IL 2339 Ernie Krueger Court Waukegan, IL 1400 Busse Road Elk Grove Village, IL 1250 Carolina Drive West Chicago, IL 5619 W. 115th Street Alsip, IL 825 Tollgate Road Elgin, IL 720 Frontenac Naperville, IL 820 Frontenac Naperville, IL			Costs Capitalized Subsequent to Acquisition		Gross Amounts at Which Carried at Close of Period				Life Upon Which Depreciation In Latest Income Statement Is Computed		(f)	
	\$ 50,000(g)	807	9,948	278	22,656	1,085	32,604	33,689	(12,134)	1946/1985-1988	1985	
	(g)	57	146	1	7	58	153	211	(35)	1971	1993	
		335	1,974	61	371	396	2,345	2,741	(456)	1990	1993	(f)
	(g)	948	2,530	0	113	948	2,643	3,591	(577)	1990-1991	1993	(f)
		2,226	10,693	0	8,364	2,226	19,057	21,283	(3,462)	1910	1993	(f)
	(g)	498	1,558	0	11	498	1,569	2,067	(350)	1968	1993	(f)
		509	1,386	0	356	509	1,742	2,251	(340)	1965	1993	(f)
		1,320	2,679	0	282	1,320	2,961	4,281	(641)	1989-1990	1993	(f)
		2,047	8,509	0	1,445	2,047	9,954	12,001	(2,121)	1957	1993	(f)
		158	1,819	0	10	158	1,829	1,987	(409)	1990	1993	(f)
		439	5,719	0	306	439	6,025	6,464	(1,561)	1987	1993	(f)
		583	3,836	0	266	583	4,102	4,685	(902)	1989-1990	1993	(f)
	(g)	2,267	12,169	0	1,864	2,267	14,033	16,300	(3,071)	1974	1993	(f)
	(g)	712	3,584	0	112	712	3,696	4,408	(815)	1989-1991	1993	(f)
		1,014	4,055	22	203	1,036	4,258	5,294	(938)	1991	1993	(f)
		906	3,626	0	181	906	3,807	4,713	(832)	1988	1993	(f)
		791	3,164	23	743	814	3,907	4,721	(849)	1980	1993	(f)

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	Costs Capitalized				Gross Amounts				Life Upon		
	Subsequent to Acquisition				at Which Carried at Close of Period					Which Depreciation In Latest Income Statement Is Computed	
1120 Frontenac Naperville, IL	621	2,485	16	95	637	2,580	3,217	(571)	1986	1993	)
1510 Frontenac Naperville, IL	591	2,363	11	446	602	2,809	3,411	(577)	1980	1993	)
1560 Frontenac Naperville, IL	508	2,034	12	178	520	2,212	2,732	(472)	1987	1993	(f)
920 Frontenac Naperville, IL	717	2,367	0	576	717	2,943	3,660	(608)	1987	1993	(f)

Description	Encumbrances (e)	Initial Costs			Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Date of Construction	Date Acquired	Life Upon Which Depreciation In Latest Income Statement Is Computed	
		Buildings and Improvements (a)		Land	Buildings and Improvements		Carrying Costs (b)	Buildings and Improvements		Total (c) (d)				Accumulated Depreciation
		Land	Improvements		Land	Improvements		Land	Improvements					
1 Wildlife Way Long Grove, IL		530	2,122	0	137	530	2,259	2,789	(474)	1994	1994			
900 W. University Drive Arlington Heights, IL	(g)	817	3,268	17	96	834	3,364	4,198	(693)	1974	1994			
745 Birginal Drive Bensenville, IL		601	2,406	1	497	602	2,903	3,505	(550)	1974	1994			
21399 Torrence Avenue Sauk Village, IL		1,550	6,199	565	707	2,115	6,906	9,021	(1,397)	1987	1994			
2600 N. Elmhurst Road Elk Grove Village, IL		842	3,366	1	46	843	3,412	4,255	(626)	1995	1995			
8901 W. 102nd Street Pleasant Prarie, WI	(g)	900	3,608	0	51	900	3,659	4,559	(717)	1990	1994			
8200 100th Street Pleasant Prarie, WI	(g)	1,220	4,890	0	37	1,220	4,927	6,147	(971)	1990	1994			
825-845 Hawthorne West Chicago, IL		721	2,884	23	1,094	744	3,978	4,722	(612)	1974	1995			
1700 Butterfield		342	1,371	0	150	342	1,521	1,863	(265)	1976	1995			

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Description	Encumbrances (e)	Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Date of Construction	Date Acquired	Life of Property	When Depreciation In L. In Income Statement Completed
		Land	Buildings and Improvements (a)	Carrying Costs (b)	Land	Buildings and Improvements	Total (c) (d)				
Road Mundelein, IL 10601 Seymour Avenue Franklin Park, IL		2,020	8,081	13,271		21,352	23,556	(2,390)	1963/1965	1995	
11701 South Central Alsip, IL		1,241	4,964	22	1,432	2,204	6,396	7,659	(962)	1972	1995
11601 South Central Alsip, IL		1,071	4,285	53	1,347	1,124	5,632	6,756	(820)	1971	1995
850 Arthur Avenue Elk Grove Village, IL		270	1,081	2	332	272	1,413	1,685	(224)	1972/1973	1995
1827 North Bendix Drive South Bend, IN	(g)	1,010	4,040	24	185	1,034	4,225	5,259	(676)	1964/1990	1995
4400 S. Kolmar Chicago, IL	(g)	603	2,412	9	215	612	2,627	3,239	(410)	1964	1995
6600 River Road Hodgkins, IL		2,640	10,562	47	805	2,687	11,367	14,054	(1,653)	Unknown	1996
7501 N. 81st Street Milwaukee, WI		1,018	4,073	19	83	1,037	4,156	5,193	(609)	1987	1996
1100 Chase Avenue Elk Grove Village, IL	(g)	248	993	7	246	255	1,239	1,494	(187)	1969	1996
2553 N. Edgington Franklin Park, IL		1,870	7,481	67	1,902	1,937	9,383	11,320	(1,229)	1967/1989	1996
875 Fargo Avenue Elk Grove Village, IL		572	2,284	14	1,078	586	3,362	3,948	(447)	1979	1996
1800 Bruning Drive Itasca, IL		1,999	7,995	27	213	2,026	8,208	10,234	(1,168)	1975/1978	1996

Description	Encumbrances (e)	Initial Costs			Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Date of Construction	Date Acquired	Life of Property	When Depreciation In L. In Income Statement Completed
		Land	Buildings and Improvements (a)	Carrying Costs (b)	Land	Buildings and Improvements	Total (c) (d)							
1501 Pratt Elk Grove Village, IL		1,047	4,189	72	553	1,119	4,742	5,861	(670)	1973	1996			
400 N. Wolf Road Northlake, IL		4,504	18,017	(996)	9,567	3,508	27,584	31,092	(3,511)	1956/1965	1996			
16400 W. 103rd Street		446	1,748	21	304	467	2,052	2,519	(259)	1983	1996			

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	Costs Capitalized				Gross Amounts at				Life	W	Depr	In	In	State	Con
	Subsequent to Acquisition				Which Carried at Close of Period										
Lemont, IL 425 S. 37th Avenue St. Charles, IL	644	2,575		260		2,655	3,486	(375)	1976	1996					
Lot 51-Naperville Business Center Naperville, IL		7			651										
3145 Central Avenue Waukeegan, IL	210	0	0	16	210	16	226	(2)	1996	1996					
2003-2207 South 114th Street West Allis, WI	1,270	5,080	20	1,797	1,290	6,877	8,167	(838)	1960	1997					
2801 S. Busse Road Elk Grove Village, IL	942	3,770	7	224	949	3,994	4,943	(457)	1965/1966	1997					
6464 West 51st Street Forest View, IL	(g) 1,875	7,556	12	589	107 1,887	8,252	10,139	(978)	1997	1997					
6500 West 51st Street Forest View, IL	934	3,734	4	299	938	4,033	4,971	(460)	1973	1997					
7447 South Central Avenue Bedford Park, IL	805	3,221	4	106	809	3,327	4,136	(382)	1974	1997					
7525 S. Sayre Avenue Bedford Park, IL	(g) 437	1,748	8	118	445	1,866	2,311	(210)	1980	1997					
1 Allsteel Drive Aurora, IL	587	2,345	5	629	592	2,974	3,566	(302)	1980	1997					
2525 Busse Highway Elk Grove Village, IL	2,458	9,832	(252)	8,059	2,206	17,891	20,097	(1,929)	1957-1967	1997					
106th and Buffalo Avenue Chicago, IL	5,400	12,601	(727)	8,830	4,673	21,431	26,104	(2,065)	1975	1997					
7400 South Narragansett Bedford Park, IL	248	992	9	631	257	1,623	1,880	(227)	1971	1997					
2701 S. Busse Road Elk Grove Village, IL	743	2,972	10	347	753	3,319	4,072	(337)	1977	1997					
East Avenue and 55th Street McCook, IL	(g) 1,875	5,667	4	1,333	255 1,879	7,255	9,134	(701)	1997	1997					
6757 S. Sayre Bedford Park, IL	1,190	4,761	57	4,651	1,247	9,412	10,659	(757)	1979	1997					
1951 Landmeir Road Elk Grove	1,236	4,945	7	160	1,243	5,105	6,348	(519)	1975	1997					
	280	1,120	12	51	292	1,171	1,463	(120)	1967	1997					

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Description	Encumbrances (e)	Initial Costs		Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period		Total (c) (d)	Accumulated Depreciation	Date of Construction	Date Acquired	Life W Depr In In State Con
		Land	Buildings and Improvements (a)	Land	Buildings and Improvements	Carrying Costs (b)	Land	Buildings and Improvements					
Village, IL 1355 Enterprise Drive Romeoville, IL		580	2,320		518		2,838	3,426	(291)	1980/1986	1997		
				8			388						
5700 West Touhy Avenue Niles, IL		8,749	27,762	98	22,119	1,466	8,847	51,347	60,194	(125)	2000	1997	
110-190 Old Higgins Road Des Plaines, IL		1,862	7,447	12	1,636		1,874	9,083	10,957	(773)	1980	1997	
1475 S. 101st Street West Allis, WI		331	1,323	1	85		332	1,408	1,740	(131)	1968/1988	1997	
1333 Grandview Drive Yorkville, WI		1,516	6,062	5	21		1,521	6,083	7,604	(579)	1994	1997	
2301 Route 30 Plainfield, IL		1,217	4,868	69	2,544		1,286	7,412	8,698	(613)	1972/1984	1997	
1796 Sherwin Avenue Des Plaines, IL	(g)	944	3,778	12	1,040		956	4,818	5,774	(474)	1964	1997	
2727 W. Diehl Road Naperville, IL		3,071	14,232	5	397		3,076	14,629	17,705	(1,390)	1997	1997	
O'hare Express Center A2 Elk GroveVillage, IL		1,097	7,060	0	300	110	1,097	7,470	8,567	(838)	1997	1997	
O'hare Express Center B1 Elk GroveVillage, IL		1,682	10,500	0	1,080	96	1,682	11,676	13,358	(1,315)	1997	1997	
O'hare Express B2 Elk Grove Village, IL		1,618	6,287	0	5,182	328	1,618	11,797	13,415	(786)	1999	1999	
O'hare Express C Elk Grove Village, IL		2,603	12,117	0	0	50	2,603	12,167	14,770	(382)	2000	1999	
2021 Lunt Avenue Elk Grove, IL		464	1,855	8	156		472	2,011	2,483	(183)	1972	1998	
2121 Touhy Avenue Elk Grove, IL		918	3,672	12	179		930	3,851	4,781	(353)	1962	1998	
200 Champion Dr. North Lake, IL		467	5,645	0	0	87	467	5,732	6,199	(551)	1998	1998	

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Description	Encumbrances (e)	Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Total (c) (d)	Accumulated Depreciation	Date of Construction	Date Acquired	Life of Property (Years)	Whether Depreciated in Life Income Statement
		Land	Buildings and Improvements (a)	Land	Buildings and Improvements	Carrying Costs (b)	Land						
2001 S. Mt. Prospect Road Des Plaines, IL		980	4,223		812		5,055	6,016	(378)	1980	1998		
745 Dillon Drive Wood Dale, IL		645	2,820	0	18		645	2,838	3,483	(216)	1985/1986	1998	
1030 Fabyan Parkway Batavia, IL		1,206	5,144	0	0		1,206	5,144	6,350	(423)	1978	1998	
4700 Ironwood Drive Franklin, WI		419	3,415	11	53		430	3,468	3,898	(291)	1998	1998	
2601 Bond Street University Park, IL		380	1,527	8	25		388	1,552	1,940	(127)	1975	1998	
201 Oakton Des Plaines, IL	(g)	838	3,351	8	1,727		846	5,078	5,924	(369)	1984	1998	
3601 Runge Avenue Franklin Park, IL		541	2,180	3	107		544	2,287	2,831	(178)	1962	1998	

Description	Encumbrances (e)	Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Total (c) (d)	Accumulated Depreciation	Date of Construction	Date Acquired	Life of Property (Years)	Whether Depreciated in Life Income Statement
		Land	Buildings and Improvements (a)	Land	Buildings and Improvements	Carrying Costs (b)	Land						
3400 N. Powell Franklin Park, IL	(g)	812	3,277	3	41		815	3,318	4,133	(263)	1961	1998	
11440 West Addison Franklin Park, IL		540	2,200	3	147		543	2,347	2,890	(183)	1961	1998	
3434 N. Powell Franklin Park, IL		429	1,723	3	149		432	1,872	2,304	(143)	1960	1998	
7633 S. Sayre Bedford Park		167	700	4	35		171	735	906	(58)	1968/1969	1998	
1999 N. Ruby Franklin Park, IL		402	1,615	3	280		405	1,895	2,300	(139)	1962	1998	
11550 W. King Drive Franklin Park, IL		320	1,303	3	93		323	1,396	1,719	(108)	1963	1998	
7201 S. Leamington Bedford Park, IL		340	1,697	(4)	10		336	1,707	2,043	(135)	1958	1998	
1575 Executive Drive Elgin, IL		240	964	3	33		243	997	1,240	(79)	1980	1998	



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Description	Encumbrances (e)	Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Total (c)	Accumulated Depreciation (d)	Date of Construction	Date Acquired	Life Useful When Depreciated In Income Statement (f)
		Land	Buildings and Improvements (a)	Carrying Costs (b)	Land	Buildings and Improvements	Carrying Costs (b)					
7200 S. Mason Bedford Park, IL	1,037	4,286	65		4,351	5,391	(344)	1974	1998			
6000 W. 73rd Bedford Park, IL	794	3,190	16	107	810	3,297	4,107	(258)	1974	1998		
28160 N. Keith Lake Forest, IL	616	2,496	3	52	619	2,548	3,167	(201)	1989	1998		
28618 N. Ballard Lake Forest, IL	469	1,943	3	40	472	1,983	2,455	(157)	1984	1998		
11400 W. Melrose Street Franklin Park, IL	168	43	3	11	171	54	225	(22)		1998		
11801 S. Central Alsip, IL	4,120	1,592	6,367	2	332	1,594	6,699	8,293	(500)	1985	1998	
1808 Swift Dr. Oak Brook, IL	475	2,620	675	11,085	1,150	13,705	14,855	(903)	1998	Var.		
5611 W. Mill Road Milwaukee, WI	218	925	0	23	218	948	1,166	(57)	1960	1998		
9550 W. 55th St. McCook, IL	486	7,579	0	55	486	7,634	8,120	(409)	1999	1999		
100 W. Whitehall Northlake, IL	578	7,791	0	139	185	578	8,115	8,693	(438)	1999	1999	
101 45th Street Munster, IN	1,925	7,700	1	64	1,926	7,764	9,690	(453)	1991	1999		
245 E. North Ave. Carol Stream, IL	1,668	6,672	3	34	1,671	6,706	8,377	(354)	1967	1999		
250 W. 63rd St. Westmont, IL	188	751	0	24	188	775	963	(41)	1967	1999		

Description	Encumbrances (e)	Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period			Total (c)	Accumulated Depreciation (d)	Date of Construction	Date Acquired	Life Useful When Depreciated In Income Statement (f)
		Land	Buildings and Improvements (a)	Carrying Costs (b)	Land	Buildings and Improvements	Carrying Costs (b)					
22 W. 760 Poss St. Glen Ellyn, IL	286	1,145	0	26	286	1,171	1,457	(62)	1964	1999		
9714 S. Route 59 Naperville, IL	379	1,517	0	32	379	1,549	1,928	(82)	1988	1999		

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1000 Swanson Dr. Batavia, IL	Costs Capitalized Subsequent to Acquisition				Gross Amounts at Which Carried at Close of Period			1990	1999	Life U Wh Deprec In La Inco Statem Comp
	211	846	19	0	865	1,076	(46)			
425 N. Villa Ave. Villa Park, IL	325	1,300	0	25	325	1,325	1,650	(70)	1996	1999
6110 East Ave. Hodgkins, IL	174	696	0	33	174	729	903	(38)	1979	1999
16951 State Street South Holland, IL	397	1,589	0	46	397	1,635	2,032	(86)	1983	1999
1207 S. Greenwood Maywood, IL	10	40	0	23	10	63	73	(3)	1995	1999
1336 W. Monee Rd. Crete, IL	28	112	0	27	28	139	167	(7)	1974	1999
10047 Virginia Ave. Chicago Ridge, IL	240	960	0	12	240	972	1,212	(51)	1994	1999
2440 Pratt Ave. Elk Grove Village, IL	1,063	4,251	3	430	1,066	4,681	5,747	(240)	1982	1999
1555 North Basswood Schaumburg, IL	171	686	0	11	171	697	868	(37)	1984	1999
1140 W. Thorndale Itasca, IL	374	1,497	1	107	375	1,604	1,979	(82)	1984	1999
1020-50 W. Thorndale Itasca, IL	396	1,585	1	141	397	1,726	2,123	(85)	1983	1999
1705-1775 Hubbard Ave. Batavia, IL	234	936	0	63	234	999	1,233	(54)	1985	1999
900 Paramount Parkway Batavia, IL	250	1,001	2	18	252	1,019	1,271	(54)	1986	1999
918 Paramount Parkway Batavia, IL	70	279	0	37	70	316	386	(16)	1987	1999
902 Paramount Batavia, IL	99	394	0	34	99	428	527	(23)	1987	1999
950 Paramount Parkway Batavia, IL	120	482	0	20	120	502	622	(27)	1987	1999
934 Paramount Parkway Batavia, IL	82	326	0	18	82	344	426	(18)	1987	1999
1324-40 Paramount Parkway Wood Dale, IL	210	841	0	19	210	860	1,070	(45)	1992	1999
1243-53 Naperville, Dr. Romeoville, IL	526	2,102	0	20	526	2,122	2,648	(112)	1994	1999

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Description	Encumbrances (e)	Initial Costs		Costs Capitalized Subsequent to Acquisition			Gross Amounts at Which Carried at Close of Period		Total (c) (d)	Accumulated Depreciation	Date of Construction	Date Acquired	Life W Depr In In State Com
		Land	Buildings and Improvements (a)	Land	Buildings and Improvements	Carrying Costs (b)	Land	Buildings and Improvements					
1200 Independence Blvd. Romeoville, IL		342	1,367	0	15	342	1,382	1,724	(73)	1983	1999		
1277 Naperville Dr. Romeoville, IL		246	983	0	18	246	1,001	1,247	(53)	1992	1999		
1265 Naperville Dr. Romeoville, IL		571	2,285	1	109	572	2,394	2,966	(122)	1996	1999		
1287 Naperville Dr. Romeoville, IL		440	1,760	0	18	440	1,778	2,218	(94)	1997	1999		
737 Fargo Ave. Elk Grove Village, IL		460	1,841	12	85	472	1,926	2,398	(91)	1975	1999		
3511 W. Greentree Rd. Milwaukee, WI		540	2,160	0	225	540	2,385	2,925	(118)	1969-1971	1999		
951 Fargo Ave. Elk Grove Village, IL		954	2,470	0	1,559	954	4,029	4,983	(159)	1973	1999		
6736 W. Washington West Allis, WI		814	3,585	3	101	817	3,686	4,503	(204)	1998	1999		
301 E. Vienna Milwaukee, WI		1,005	4,022	22	(5)	1,027	4,017	5,044	(189)	1999	1999		
3602 N. Kennicott Arlington Heights, IL		515	3,735	11	37	526	3,772	4,298	(149)	1999	1999		
317 W. Lake St. Northlake, IL		2,735	10,940	0	910	2,735	11,850	14,585	(485)	1972	1999		
1500 W. Thorndale Ave. Itasca, IL		328	1,312	0	81	328	1,393	1,721	(41)	1991	1999		
10801 W. Irving Park Rd Chicago, IL		0	7,553	0	0	159	7,712	7,712	(317)	1999	1999		
3450 W. Touhy Skokie, IL		970	3,881	0	143	970	4,024	4,994	(147)	1972	1999		
11100 W. Silver Spring Rd. Milwaukee, WI		986	3,945	0	47	986	3,992	4,978	(140)	1968	1999		

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Description	Costs Capitalized Subsequent to Acquisition				Gross Amounts at Which Carried at Close of Period			Date of Construction	Date Acquired	Life W Depr In In State Com	
	Initial Costs	Buildings and Improvements (a)	Buildings and Improvements Land	Carrying Costs (b)	Buildings and Improvements Land	Total (c) (d)	Accumulated Depreciation				
7525 West Industrial Dr. Forest Park, IL	260	1,040		57		1,097	1,357	(37)	1974	1999	
875 Diggins St. Harvard, IL	788	3,154	41	506		829	3,660	4,489	(114)	1952	1999
3400 West Pratt Lincolnwood, IL	1,638	6,554	22	3,267		1,660	9,821	11,481	(260)	1955	1999
5200 Proviso Drive Melrose Park, IL	52	208	0	234		52	442	494	(13)	1982	2000
5000 Proviso Drive Melrose Park, IL	2,809	11,236	0	739		2,809	11,975	14,784	(384)	1982	2000
4700 Proviso Drive Melrose Park, IL	3,168	12,673	0	265		3,168	12,938	16,106	(408)	1982	2000

Description	Costs Capitalized Subsequent to Acquisition				Gross Amounts at Which Carried at Close of Period			Date of Construction	Date Acquired	Life W Depr In In State Com	
	Initial Costs	Buildings and Improvements (a)	Buildings and Improvements Land	Carrying Costs (b)	Buildings and Improvements Land	Total (c) (d)	Accumulated Depreciation				
10700 Waveland Avenue Franklin Park, IL	686	2,746	0	32		686	2,778	3,464	(81)	1973	2000
5700 McDermott Berkeley, IL	836	270	1,080	530		270	1,610	1,880	(79)	1967	2000
7000 Monroe St Willowbrook, IL	1,153	3,013	0	0		1,153	3,013	4,166	(81)	1999	2000
16750 South Vincennes South Holland, IL	4,135	1,178	4,710	276		1,178	4,986	6,164	(126)	1970	2000
9700 S. Harlem Ave Bridgeview, IL	576	2,304	0	56		576	2,360	2,936	(62)	1969	2000
1810-1850 Northwestern Ave Gurnee, IL	822	3,289	0	42		822	3,331	4,153	(88)	1977	2000
3841 Swanson Court Gurnee, IL	623	2,493	0	55		623	2,548	3,171	(67)	1978	2000
6600 Industrial Drive Milwaukee, WI	500	2,000	0	215		500	2,215	2,715	(50)	1973	2000
1221 Grandview	660	2,641	0	12		660	2,653	3,313	(49)	2000	2000

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Description	Costs Capitalized				Gross Amounts at				Date of Construction	Date Acquired	Life Upon Which Depreciation In Latest Income Statement Is Computed
	Initial Costs		Subsequent to Acquisition		Which Carried at Close of Period		Total (c)				
Encumbrances (e)	Land	Buildings and Improvements (a)	Land	Buildings and Improvements (b)	Land	Buildings and Improvements	(d)	Accumulated Depreciation			
Parkway Yorkville, WI 8877 Union Center Road West Chester, OH	5,579	37,577	0	42	37,619	43,198	(1,792)		1999	2000	
500 Wall Street Glendale Heights, IL	1,610	6,440	0	148	1,610	6,588	8,198	(121)	1989	2000	
44-80 Old Higgins Road Des Plaines, IL	303	1,213	0	33	303	1,246	1,549	(23)	1981	2000	
1000 Knell Drive Montgomery, IL	280	6,643	0	414	280	7,057	7,337	(110)	2000	2000	
155 - 175 Armstrong Court Des Plaines, IL	174	696	0	20	174	716	890	(6)	1975	2000	
115 W. Lake Street Glendale Heights, IL	667	2,552	0	856	667	3,408	4,075	(22)	1999	2000	
1001 Busse Road Elk Grove Village, IL	1,600	6,401	0	82	1,600	6,483	8,083	(34)	1963	2000	
600 W. Irving Park Road Bensenville, IL 60106	163	652	0	144	163	796	959	(4)	1982	2000	
145 Tower Road Burr Ridge, IL	463	1,851	0	5	463	1,856	2,319	(5)	1968	2000	
<b>Construction In Progress:</b>											
5480 W. 70th Bedford Park, IL	475	4	0	(4)	475	475	0				
521 E. North Ave Glendale Heights, IL	4,671	69	0	0	4,740	4,740	0				
Joliet Arsenal Joliet, IL		24,418	0	32,016	1,197	57,631	57,631	0			

Description	Costs Capitalized				Gross Amounts at				Date of Construction	Date Acquired	Life Upon Which Depreciation In Latest Income Statement Is Computed
	Initial Costs		Subsequent to Acquisition		Which Carried at Close of Period		Total (c)				
Encumbrances (e)	Land	Buildings and Improvements (a)	Land	Buildings and Improvements (b)	Land	Buildings and Improvements	(d)	Accumulated Depreciation			
<b>Retail Properties:</b>											
100 Old McHenry Road Wheeling, IL	482	2,152	0	55	482	2,207	2,689	(567)	1989-1990	1993	(f)
351 N. Rohlwing Road	81	464	1	0	82	464	546	(104)	1989	1993	(f)

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	Costs Capitalized Subsequent to Acquisition				Gross Amounts at Which Carried at Close of Period				Life Upon Which Depreciation In Latest Income Statement Is Computed			
Itasca, IL 4-48 Barrington Road Streamwood, IL	573	2,297	(62)	144	511	2,441	2,952	(555)	1989	1994		
Offices of the Management Company Chicago, IL	675	15,918	(526)	(5,812)	513	149	10,619	10,768	(6,681)			
<b>Sub-totals</b>	<b>\$ 59,091.00</b>	<b>\$ 162,644</b>	<b>\$ 719,960</b>	<b>\$ 412</b>	<b>\$ 196,087</b>	<b>\$ 5,709</b>	<b>\$ 163,056</b>	<b>\$ 921,756</b>	<b>\$ 1,084,812</b>	<b>\$ (98,956)</b>		
<b>Assets Held for Sale</b>												
440 North Lake Street Miller, IN	17,356	711	3,086	101	19,463	3,980	812	26,529	27,341	(10,064)	1971/1990-1993	1990
<b>Totals</b>	<b>\$ 76,447</b>	<b>\$ 163,355</b>	<b>\$ 723,046</b>	<b>\$ 513</b>	<b>\$ 215,550</b>	<b>\$ 9,689</b>	<b>\$ 163,868</b>	<b>\$ 948,285</b>	<b>\$ 1,112,153</b>	<b>\$ (109,020)</b>		

CENTERPOINT PROPERTIES TRUST AND SUBSIDIARIES

SCHEDULE III (Continued)

(Dollars in thousands)

Notes to Schedule III:

- (a) Initial cost for each respective property is the total acquisition costs associated with its purchase.
- (b) Carrying costs consist of capitalized construction period interest, taxes and insurance.
- (c) At December 31, 2000, the aggregate cost of land and buildings and equipment for Federal income tax purposes was approximately \$1,040,713.
- (d) Reconciliation of real estate and accumulated depreciation, including assets held for development:

Reconciliation of Real Estate

	Year Ended December 31,		
	2000	1999	1998
Balance at the beginning of year	\$ 971,897	\$ 768,857	\$ 662,275
Additions	207,184	256,264	143,342
Dispositions	(94,269)	(53,224)	(36,760)
<b>Balance at close of year</b>	<b>\$ 1,084,812</b>	<b>\$ 971,897</b>	<b>\$ 768,857</b>

Reconciliation of Accumulated Depreciation and Amortization

Year Ended December 31,

