

THE DEPOSITORY TRUST COMPANY

IMPORTANT

#: 0073-97
DATE: January 13, 1997
TO: All Participants
FROM: Dividend Department
ATTENTION: Managing Partner / Officer, Cashier

SUBJECT: Security Capital Industrial Trust

The attached correspondence containing tax information was received by the Depository Trust Company.

D. Ruggiero
Assistant Supervisor
Dividend Department

Attachment

B#73-97

ESTIMATE

January 6, 1997

TO SHAREHOLDERS OF SECURITY CAPITAL INDUSTRIAL TRUST (CUSIP # 81413810):

The following summarizes the estimated taxability, for federal income tax purposes, of dividends paid during calendar year 1996 by Security Capital Industrial Trust ("SCN"). This information is provided to assist you in determining what portion of 1996 dividends is excludable from your taxable income for federal income tax purposes.

Date of Payment	Dividend Per Share	Percent Taxable as Ordinary Income	Percent Taxable as Capital Gains	Percent Constituting Return of Capital
Common Shares of Beneficial Interest: (NYSE SYMBOL: SCN)				
February 19	\$ 0.2525	85%	0%	15%
May 16	\$ 0.2525	85%	0%	15%
August 16	\$ 0.2525	85%	0%	15%
November 14	\$ 0.2525	85%	0%	15%
Total	\$ 1.010	85%	0%	15%
Series A Preferred Shares of Beneficial Interest: (NYSE SYMBOL: SCN-PRA)				
March 29	\$ 0.5875	100%	0%	0%
June 28	\$ 0.5875	100%	0%	0%
September 29	\$ 0.5875	100%	0%	0%
December 31	\$ 0.5875	100%	0%	0%
Total	\$ 2.350	100%	0%	0%
Series B Preferred Shares of Beneficial Interest: (NYSE SYMBOL: SCN-PRB)				
June 28	\$ 0.62708	100%	0%	0%
September 20	\$ 0.43750	100%	0%	0%
December 31	\$ 0.43750	100%	0%	0%
Total	\$ 1.50208	100%	0%	0%
Series C Preferred Shares of Beneficial Interest:				
December 31	\$0.5693	100%	0%	0%
Total	\$0.5693	100%	0%	0%

If you held common or preferred shares of SCN in your name at any time during 1996, an IRS Form 1099-DIV using the above estimates will be provided to you by Boston EquiServe, SCN's transfer agent, on or about January 31, 1997. If you held shares in "street name" during 1996, the IRS form provided by your bank, brokerage firm or nominee will report only the gross dividends paid to you. Therefore, you will need the information set forth above to properly complete your federal tax return.

The above estimate has been prepared using the best available information to date. SCN's tax return for the year ended December 31, 1996 has not yet been filed. Please note that federal tax laws affect taxpayers differently, and we cannot advise you on how distributions should be reported on your tax return. Please also note that state and local taxation of REIT distributions vary and may not be the same as the federal rules. SCN thus urges you to consult with your own tax advisor with respect to the federal, state and local income tax consequences of these dividends.