

FORM 4

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

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB APPROVAL
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or
Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person *		2. Issuer Name and Ticker or Trading Symbol		5. Relationship of Reporting Person(s) to Issuer (Check all applicable)	
ZUCKER EVAN		BLACK CREEK INDUSTRIAL REIT IV Inc. [NONE]		<input checked="" type="checkbox"/> Director <input type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below) CHAIRMAN	
(Last) (First) (Middle)		3. Date of Earliest Transaction (MM/DD/YYYY)			
518 17TH STREET, 17TH FLOOR		1/15/2021			
(Street)		4. If Amendment, Date Original Filed (MM/DD/YYYY)		6. Individual or Joint/Group Filing (Check Applicable Line)	
DENVER, CO 80202				<input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person	
(City) (State) (Zip)					

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Trans. Date	2A. Deemed Execution Date, if any	3. Trans. Code (Instr. 8)		4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			

Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivate Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Trans. Date	3A. Deemed Execution Date, if any	4. Trans. Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	6. Date Exercisable and Expiration Date		7. Title and Amount of Securities Underlying Derivative Security (Instr. 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)
				Code	V		Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Operating Partnership Units	(1)	1/20/2021		J	(1)	316785.920	1/15/2021	(1)	Common Stock	316785.920	(1)	437101.464 (2)	I	See footnote (2)

Explanation of Responses:

- (1) See remarks.
- (2) All of the operating partnership units (the "Units") reported in column 9 of Table II were transferred by BCI IV Advisors Group LLC (the "Sponsor") to a limited liability company owned indirectly by the Reporting Person via a pro rata distribution by the Sponsor to its members.

Remarks:
950,357.760 Units were issued to the Sponsor on 1/15/21 as payment in lieu of cash for the performance component of the advisory fee that was payable to the Sponsor by BCI IV Operating Partnership LP, a subsidiary of the Issuer (the "Partnership"). The NAV per Unit at the time of the issuance of the Units was \$10.1437. The holder of the Units may cause the Partnership to redeem the Units for cash, unless the Issuer's board of directors determines the redemption of the Units for cash would be prohibited by applicable law or the Issuer's charter, in which case the Units will be redeemed for shares of the Issuer's common stock with an equivalent aggregate net asset value. Any such redemption of Units for shares of the Issuer's common stock is expected to be on a one-for-one basis. The Units that were issued to the Sponsor may be attributed to the Reporting Person based upon the fact that the Reporting Person is one of several individuals and/or their affiliates that directly or indirectly controls the Sponsor. The Units have no expiration date. The Reporting Person is reporting his proportionate interest in the Units issued to the Sponsor on 1/15/21 and subsequently transferred to a limited liability company owned indirectly by the Reporting Person on 1/20/21, which is 316,785.920 Units. The Reporting Person disclaims beneficial ownership of the Units issued to the Sponsor except to the extent of his pecuniary interest therein.

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
ZUCKER EVAN				

518 17TH STREET 17TH FLOOR DENVER, CO 80202	X		CHAIRMAN	
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Signatures

/s/ Sarah Wadsworth, Attorney-in-Fact

1/22/2021

Signature of Reporting Person

Date

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).

** 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.

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