

**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**

**Post-Effective Amendment No. 20**  
**to**  
**Form S-11**  
**REGISTRATION STATEMENT UNDER**  
**THE SECURITIES ACT OF 1933**

**Black Creek Industrial REIT IV Inc.**  
(Exact name of registrant as specified in its charter)

518 Seventeenth Street, 17th Floor  
Denver, Colorado 80202  
Telephone (303) 228-2200  
(Address of principal executive offices)

Dwight L. Merriman III  
Managing Director, Chief Executive Officer  
Black Creek Industrial REIT IV Inc.  
518 Seventeenth Street, 17th Floor  
Denver, Colorado 80202  
Telephone (303) 228-2200  
(Name, address and telephone number of agent for service)

copies to:  
Alice L. Connaughton, Esq.  
Morrison & Foerster LLP  
2000 Pennsylvania Avenue, Suite 6000  
Washington, DC 20006  
(202) 887-1500

**Approximate date of commencement of proposed sale to the public:** This post-effective amendment is being filed pursuant to Rule 462(d) under the Securities Act and will be effective upon filing.

If any of the Securities being registered on this Form are to be offered on a delayed or continuous basis pursuant to Rule 415 under the Securities Act, check the following box:

If this Form is filed to register additional securities for an offering pursuant to Rule 462(b) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

If this Form is a post-effective amendment filed pursuant to Rule 462(c) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

If this Form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.  Registration No. 333-200594

If delivery of the prospectus is expected to be made pursuant to Rule 434, check the following box.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company" and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer  Accelerated filer  Smaller reporting company   
Non-accelerated filer  Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 7(a)(2)(B) of the Securities Act.

**EXPLANATORY NOTE**

This Post-Effective Amendment No. 20 to the Registration Statement on Form S-11 (Registration No. 333-200594) of Black Creek Industrial REIT IV Inc. is filed pursuant to Rule 462(d) solely to add certain exhibits not previously filed with respect to such Registration Statement.

**PART II. INFORMATION NOT REQUIRED IN PROSPECTUS**

**Item 36. Financial Statements and Exhibits**

(b) Exhibits. The following exhibit is filed as part of this Registration Statement:

<b>Exhibit Number</b>	<b>Exhibit</b>
99.1	<a href="#">Consent of Altus Group U.S., Inc.</a>

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**SIGNATURES**

Pursuant to the requirements of the Securities Act of 1933, the Registrant certifies that it has reasonable grounds to believe that it meets all of the requirements for filing on Form S-11 and has duly caused this Post-Effective Amendment No. 20 to Form S-11 Registration Statement to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Denver, State of Colorado, on June 14, 2019 .

BLACK CREEK INDUSTRIAL REIT IV INC.

By: \_\_\_\_\_ /s/ DWIGHT L. MERRIMAN III

**Dwight L. Merriman III**  
Managing Director, Chief Executive Officer  
*(Principal Executive Officer)*

Pursuant to the requirements of the Securities Act of 1933, this Form S-11 registration statement has been signed by the following persons in the following capacities on June 14, 2019 .

<b><u>Signature</u></b>	<b><u>Title</u></b>
* _____ <b>Evan H. Zucker</b>	Chairman of the Board and Director
* _____ <b>Marshall M. Burton</b>	Director
* _____ <b>Charles B. Duke</b>	Director
* _____ <b>John S. Hagestad</b>	Director
* _____ <b>Stanley A. Moore</b>	Director
/ s / DWIGHT L. MERRIMAN III _____ <b>Dwight L. Merriman III</b>	Managing Director, Chief Executive Officer and Director <i>(Principal Executive Officer)</i>
/ s / THOMAS G. MCGONAGLE _____ <b>Thomas G. McGonagle</b>	Managing Director, Chief Financial Officer <i>(Principal Financial Officer and Principal Accounting Officer)</i>
*By: /s/ THOMAS G. MCGONAGLE _____ <b>Thomas G. McGonagle</b>	Attorney-in-Fact

**CONSENT OF INDEPENDENT VALUATION FIRM**

We hereby consent to the references to our name, the description of our role in the valuation of the real properties and related assumptions provided under the heading “May 31, 2019 NAV per Share” in the Current Report on Form 8-K of Black Creek Industrial REIT IV Inc. (the “Company”), filed by the Company with the Securities and Exchange Commission on the date hereof, being included or incorporated by reference in the Company’s Registration Statement on Form S-8 (File No. 333-228818). We also hereby consent to the same information and the reference to our name under the caption “Experts” being included or incorporated by reference in the Company’s Registration Statement on Form S-11 (File No. 333-200594) and the related prospectus and prospectus supplements that are a part thereof. In giving such consent, we do not thereby admit that we are in the category of persons whose consent is required under Section 7 of the Securities Act of 1933.

June 14, 2019

/s/ Altus Group U.S., Inc.

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Altus Group U.S., Inc.