SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

Post-Effective Amendment No. 12 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.
Greenberg Traurig, LLP
200 Park Avenue
New York, New York 10166
(212) 801-9200

200 Park Avenue New York, New York 10166 (212) 801-9200	
Approximate date of commencement of proposed sale to the public: This post-effective amendment is being filed pursuant to I will be effective upon filing.	Rule 462(d) under the Securities Ac and
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 following box:	r the Securities Act, check the
If this form is filed to register additional securities for an offering pursuant to Rule $462(b)$ under the Securities Act, check the follor registration statement number of the earlier effective registration statement for the same offering. \square	owing box and list the Securities Act
If this form is a post-effective amendment filed pursuant to Rule 462(c) under the Securities Act, check the following box and list statement number of the earlier effective registration statement for the same offering. \Box	the Securities Act registration
If this form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list statement number of the earlier effective registration statement for the same offering. \Box	the Securities Act registration
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. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company" and an "emerging growth compact. (Check one):	0 1 1 0 0 0
Large accelerated filer ☐ Accelerated filer ☐	Smaller reporting company 区
Non-accelerated filer (Do not check if a smaller reporting company)	Emerging growth company 区
If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for confinancial accounting standards provided pursuant to Section $7(a)(2)(B)$ of the Securities Act. \boxtimes	omplying with any new or revised

EXPLANATORY NOTE

This Post-Effective Amendment No. 12 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:

Exhibit Number	Exhibit
99.1	Consent of Altus Group U.S., Inc.

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. 12 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 November 15, 2018.

	Dwight L. Merriman III Managing Director, Chief Executive Officer			
By:	/s/ DWIGHT L. MERRIMAN III			
BLACK CREEK INDUSTRIAL REIT IV INC.				

(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 November 15, 2018.

<u>Title</u>
Chairman of the Board and Director
Director
Director
Director
Director
Managing Director, Chief Executive Officer and Director (Principal Executive Officer)
Managing Director, Chief Financial Officer (Principal Financial Officer and Principal Accounting Officer)
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 that were made, as well as the reference to our firm under the caption "Experts" being included or incorporated by reference in Black Creek Industrial REIT IV Inc.'s Registration Statement on Form S-11 (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.

	/s/ Altus Group U.S., Inc.
November 15, 2018	Altus Group U.S., Inc.