

**BLACK CREEK INDUSTRIAL REIT IV INC.  
SUPPLEMENT NO. 8 DATED DECEMBER 4, 2017  
TO THE PROSPECTUS DATED JULY 3, 2017**

This prospectus supplement (“Supplement”) is part of and should be read in conjunction with the prospectus of Black Creek Industrial REIT IV Inc., dated July 3, 2017 (the “Prospectus”), as supplemented by Supplement No. 1, dated August 9, 2017, Supplement No. 2, dated August 28, 2017, Supplement No. 3, dated September 13, 2017, Supplement No. 4, dated September 21, 2017, Supplement No. 5, dated November 2, 2017, Supplement No. 6, dated November 3, 2017 and Supplement No. 7, dated November 16, 2017. Unless otherwise defined herein, capitalized terms used in this Supplement shall have the same meanings as in the Prospectus.

The purpose of this Supplement is as follows:

- A. To provide an update on the status of our public offering.

**A. Status of our Current Public Offering**

We previously received sufficient offering proceeds to satisfy the minimum offering requirements for our offering with respect to all states other than the states of Pennsylvania and Washington. As of December 1, 2017, we had raised sufficient offering proceeds to satisfy the minimum offering requirements for Washington. Accordingly, we are no longer required to deposit offering proceeds from Washington residents in an escrow account. Subscriptions from Pennsylvania residents will not be released from escrow until subscriptions for shares totaling at least \$75,000,000 have been received from all sources.