

**BLACK CREEK INDUSTRIAL REIT IV INC.
SUPPLEMENT NO. 17 DATED JANUARY 15, 2019
TO THE PROSPECTUS DATED APRIL 30, 2018**

This prospectus supplement (“Supplement”) is part of and should be read in conjunction with the prospectus of Black Creek Industrial REIT IV Inc., dated April 30, 2018 (the “Prospectus”), as supplemented by Supplement No. 10, dated September 7, 2018, Supplement No. 11, dated September 14, 2018, Supplement No. 12, dated October 5, 2018, Supplement No. 13, dated October 15, 2018, Supplement No. 14, dated November 15, 2018, Supplement No. 15, dated December 13, 2018, and Supplement No. 16, dated January 7, 2019. 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 to disclose:

- the transaction price and offering price for each class of our common stock as of February 1, 2019 ;
- the calculation of our December 31, 2018 NAV per share, as determined in accordance with our valuation procedures, for all share classes; and
- updated experts information.

• **FEBRUARY 1, 2019 TRANSACTION PRICE**

The transaction price for each share class of our common stock for subscriptions to be accepted as of February 1, 2019 (and distribution reinvestment plan issuances following the close of business on January 31, 2019 and share redemptions as of January 31, 2019) is as follows:

Share Class	Transaction Price (per share)		Offering Price (per share)	
Class T	\$	10.0571	\$	10.5310
Class W	\$	10.0571	\$	10.0571
Class I	\$	10.0571	\$	10.0571

The transaction price for each of our share classes is equal to such class’s NAV per share as of December 31, 2018 . A calculation of the NAV per share is set forth in the section of this Supplement titled “ December 31, 2018 NAV Per Share.” The offering price of our common stock for each share class equals the transaction price of such class, plus applicable upfront selling commissions and dealer manager fees. Distribution reinvestment plan issuances following the close of business on January 31, 2019 and share redemptions as of January 31, 2019 will be made at the transaction price.

• **DECEMBER 31, 2018 NAV PER SHARE**

Our board of directors, including a majority of our independent directors, has adopted valuation procedures, as amended from time to time, that contain a comprehensive set of methodologies to be used in connection with the calculation of our NAV. Our most recent NAV per share for each share class, which is updated as of the last calendar day of each month, is posted on our website at www.blackcreekindustrialiv.com and is also available on our toll-free, automated telephone line at (888) 310-9352. See the “Net Asset Value Calculation and Valuation Procedures” section of the Prospectus for a more detailed description of our valuation procedures, including important disclosure regarding real property valuations provided by Altus Group U.S. Inc. (the “Independent Valuation Firm”). All parties engaged by us in the calculation of our NAV, including the Advisor, are subject to the oversight of our board of directors. Generally, all of our real properties are appraised once each calendar year by third party appraisal firms in accordance with our valuation procedures and such appraisals are reviewed by our Independent Valuation Firm.

As used below, “Fund Interests” means our outstanding shares of common stock, along with the partnership units in our operating partnership (“OP Units”) held by third parties (if any), and “Aggregate Fund NAV” means the NAV of all of the Fund Interests.

The following table sets forth the components of Aggregate Fund NAV as of December 31, 2018 and November 30, 2018 :

(in thousands)	As of	
	December 31, 2018	November 30, 2018
Real estate properties	\$ 306,550	\$ 213,950
Cash and other assets, net of other liabilities	16,257	17,612
Debt obligations	(119,000)	(75,000)
Aggregate Fund NAV	\$ 203,807	\$ 156,562
Total Fund Interests outstanding	20,265	15,568

The following table sets forth the NAV per Fund Interest as of December 31, 2018 and November 30, 2018 :

(in thousands, except per Fund Interest data)	Total	Class T Shares	Class W Shares	Class I Shares
As of December 31, 2018				
Monthly NAV	\$ 203,807	\$ 198,718	\$ 1,614	\$ 3,475
Fund Interests outstanding	20,265	19,759	161	345
NAV Per Fund Interest	\$ 10.0571	\$ 10.0571	\$ 10.0571	\$ 10.0571
As of November 30, 2018				
Monthly NAV	\$ 156,562	\$ 151,934	\$ 1,384	\$ 3,244
Fund Interests outstanding	15,568	15,108	138	322
NAV Per Fund Interest	\$ 10.0565	\$ 10.0565	\$ 10.0565	\$ 10.0565

Under GAAP, we record liabilities for ongoing distribution fees that (i) we currently owe under the terms of the dealer manager agreement and (ii) we estimate we may pay to the Dealer Manager in future periods for shares of our common stock. As of December 31, 2018, we estimated approximately \$7.6 million of ongoing distribution fees were potentially payable to the Dealer Manager. We intend for our NAV to reflect our estimated value on the date that we determine our NAV. As such, we do not deduct the liability for estimated future distribution fees in our calculation of NAV that may become payable after the date as of which our NAV is calculated.

The valuation for our real properties as of December 31, 2018 was provided by the Independent Valuation Firm in accordance with our valuation procedures and determined by starting with the acquisition price of our real properties, which was adjusted based on subsequent events and assumptions used by the Independent Valuation Firm. Certain key assumptions that were used by our Independent Valuation Firm in the discounted cash flow analysis are set forth in the following table:

	Weighted-Average Basis
Exit capitalization rate	5.36%
Discount rate / internal rate of return	6.39%
Holding period of real properties (years)	9.9

A change in the rates used would impact the calculation of the value of our real properties. For example, assuming all other factors remain constant, the hypothetical changes listed below would result in the following effects on the value of our real properties:

Input	Hypothetical Change	Increase (Decrease) to the NAV of Real Properties
Exit capitalization rate (weighted-average)	0.25% decrease	3.20 %
	0.25% increase	(2.92)%
Discount rate (weighted-average)	0.25% decrease	2.14 %
	0.25% increase	(2.08)%

The valuation of our debt obligations as of December 31, 2018 was in accordance with fair value standards under GAAP. The key assumption used in the discounted cash flow analysis was the market interest rate. Market interest rates relating to the underlying debt obligations are based on unobservable Level 3 inputs, which we have determined to be our best estimate

of current market interest rates of similar instruments. The weighted-average market interest rate used in the December 31, 2018 valuation was 3.85% .

A change in the market interest rates used could impact the calculation of the fair value of our debt obligations. Assuming all other factors remain constant, neither a decrease or increase in the weighted-average market interest rate of 0.25% would have a material impact on the fair value of our debt obligations.

- **EXPERTS**

The statements included in this Supplement under the section titled “ December 31, 2018 NAV Per Share” relating to the role of Altus Group U.S., Inc. as the Independent Valuation Firm, and the valuation of the real properties and related assumptions have been reviewed by Altus Group U.S., Inc., an independent valuation firm, and are included in this Supplement given the authority of such firm as experts in real estate valuations.