

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934**

**January 11, 2021
Date of Report (Date of earliest event reported)**

PLYMOUTH INDUSTRIAL REIT, INC.
(Exact Name of Registrant as Specified in Its Charter)

MARYLAND
I(State or Other Jurisdiction
of Incorporation)

001-38106
(Commission
File Number)

27-5466153
(IRS Employer
Identification No.)

**20 Custom House Street, 11th Floor
Boston, MA 02110**
(Address of Principal Executive Offices) (Zip Code)

(617) 340-3814
(Registrant's Telephone Number, Including Area Code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

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 13(a) of the Exchange Act.

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of Each Class</u>	<u>Trading Symbol</u>	<u>Name of Each Exchange on Which Registered</u>
Common Stock, par value \$0.01 per share	PLYM	New York Stock Exchange
7.50% Series A Cumulative Redeemable Preferred Stock, par value \$0.01 per share	PLYM-PrA	NYSE American

Item 5.02 Departure of Directors or Principal Officers; Election of Directors; Appointment of Principal Officers

The Board of Directors (the "Board") of Plymouth Industrial REIT, Inc. has appointed John W. Guinee III as member of the Board, effective January 11, 2021. Further, Mr. Guinee was appointed as a member of the Audit Committee of the Board. Mr. Guinee will serve for a term expiring at the 2021 annual meeting of the Company's stockholders and until his successor has been duly elected and qualified. There are no transactions in which Mr. Guinee has an interest requiring disclosure under Item 404(a) of Regulation S-K.

Item 7.01 Regulation FD Disclosure

On January 11, 2021, the Company issued a press release announcing the appointment of John W. Guinee III to the Company's Board of Directors. The text of the press release is included as Exhibit 99.1 to this Current Report.

The information contained in this Item 7.01 and the exhibits hereunder are being "furnished" and, as such, shall not be deemed to be "filed" for purposes of Section 18 Securities Exchange Act of 1934, as amended (the "Exchange Act"), or incorporated by reference in any filing under the Securities Act of 1933, as amended (the "Securities Act"), or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

<u>Exhibit No.</u>	<u>Description</u>
99.1	Plymouth Industrial REIT, Inc. press release dated January 11, 2021
104	Cover Page Interactive Data File (formatted as in line XBRL)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PLYMOUTH INDUSTRIAL REIT, INC.

Date: January 11, 2021

By: /s/ Jeffrey E. Witherell

Jeffrey E. Witherell
Chief Executive Officer



Plymouth Industrial REIT Adds REIT Veteran John Guinee to Board of Directors

BOSTON—(January 11, 2021) Plymouth Industrial REIT, Inc. (NYSE: PLYM) announced it has appointed John W. Guinee III to the Board of Directors. Mr. Guinee will serve as an independent director and will be a member of the Company's Audit Committee.

Mr. Guinee was most recently Managing Director at Stifel, where he covered over 40 REITs in the office, industrial, multifamily and diversified property sectors. During his 15-year career as a sell-side analyst, he led the creation of new valuation methods for REITs, including estimating premiums and discounts to replacement cost and estimating the value creation of REITs over time. Prior to that time, he was Executive Vice President and Chief Investment Officer at Duke Realty, and Executive Vice President and Chief Investment Officer at Charles E. Smith Residential Realty during periods of significant growth and transformation for both companies. He also served for eleven years as Managing Director at LaSalle Investment Management and LaSalle Partners. He began his real estate career as a development officer at Hines in San Francisco. Mr. Guinee currently serves on the Artemis Real Estate Partners Advisory Board, as well as the board of Irvine Nature Center.

Jeff Witherell, Chairman and Chief Executive Officer of Plymouth, noted, "As we conducted our search for potential additions to the board, we recognized that John's unique perspective as a REIT research analyst on the sell-side and buy-side and as a chief investment officer for two REITs, made him a very compelling candidate. John has extensive experience in the REIT industry and is passionate about the industrial sector and the opportunities we have ahead of us. We look forward to his counsel and contributions to our continued growth."

John Guinee added, "I could not be more excited to help Jeff and a very high-quality team at Plymouth Industrial REIT create more shareholder value. The low basis, value-add investment strategy is unique, and perhaps underappreciated, in the industrial REIT space. Plymouth offers an excellent entry point for investors relative to the larger industrial REITs."

About Plymouth

Plymouth Industrial REIT, Inc. is a vertically integrated and self-managed real estate investment trust focused on the acquisition and operation of single and multi-tenant industrial properties located in secondary and select primary markets across the United States. The Company seeks to acquire properties that provide income and growth that enable the Company to leverage its real estate operating expertise to enhance shareholder value through active asset management, prudent property re-positioning and disciplined capital deployment.

Forward-Looking Statements

This press release includes "forward-looking statements" that are made pursuant to the safe harbor provisions of Section 27A of the Securities Act of 1933 and of Section 21E of the Securities Exchange Act of 1934. The forward-looking statements in this release do not constitute guarantees of future performance. Investors are cautioned that statements in this press release, which are not strictly historical statements, including, without limitation, statements regarding management's plans, objectives and strategies, constitute forward-looking statements. Such forward-looking statements are subject to a number of known and unknown risks and uncertainties that could cause actual results to differ materially from those anticipated by the forward-looking statement, many of which may be beyond our control. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "plan," "seek," "will," "expect," "intend," "estimate," "anticipate," "believe" or "continue" or the negative thereof or variations thereon or similar terminology. Any forward-looking information presented herein is made only as of the date of this press release, and we do not undertake any obligation to update or revise any forward-looking information to reflect changes in assumptions, the occurrence of unanticipated events, or otherwise.

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Contact:

Tripp Sullivan
SCR Partners
(615) 942-7077
TSullivan@scr-ir.com