

Terreno Realty Corp  
Form 8-K  
June 29, 2012

**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

**Date of Report (Date of earliest event reported): June 26, 2012**

**Terreno Realty Corporation**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction  
of incorporation)

**001-34603**  
(Commission  
File Number)

**27-1262675**  
(IRS Employer  
Identification No.)

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**16 Maiden Lane, Fifth Floor**

**San Francisco, CA 94108**

**(Address of principal executive offices) (Zip Code)**

**(415) 655-4580**

**(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))

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.**

On June 26, 2012, three subsidiaries of Terreno Realty Corporation (the Company) closed on a non-recourse secured loan in the amount of approximately \$39.8 million (the Loan) pursuant to a loan agreement with the Prudential Insurance Company of America. The Loan is secured by mortgages on three properties. The Loan matures on March 5, 2020 and bears interest at a fixed rate of 3.65%. The proceeds from the Loan will be used to reduce outstanding borrowings on the Company's senior revolving credit facility and for general corporate purposes.

**SIGNATURES**

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

Terreno Realty Corporation

Date: June 29, 2012

By: /S/ Michael A. Coke  
Michael A. Coke  
President and Chief Financial Officer