

Bulk Report - Columbus, OH

As of Q4 19



MODERN BULK PRODUCT

67 MSF TOTAL INVENTORY

7.50% TOTAL VACANCY RATE

> Buildings \geq 200,000 SF with \geq 28' clear height

INDUSTRIAL PRODUCT

247 MSF TOTAL INVENTORY

4.61% TOTAL VACANCY RATE

> Entire Greater Columbus Industrial Inventory

Modern Bulk Universe Snapshot*



MARKET INVENTORY
 > 67,398,979 SF



IN THE MARKET
 > 132 Buildings



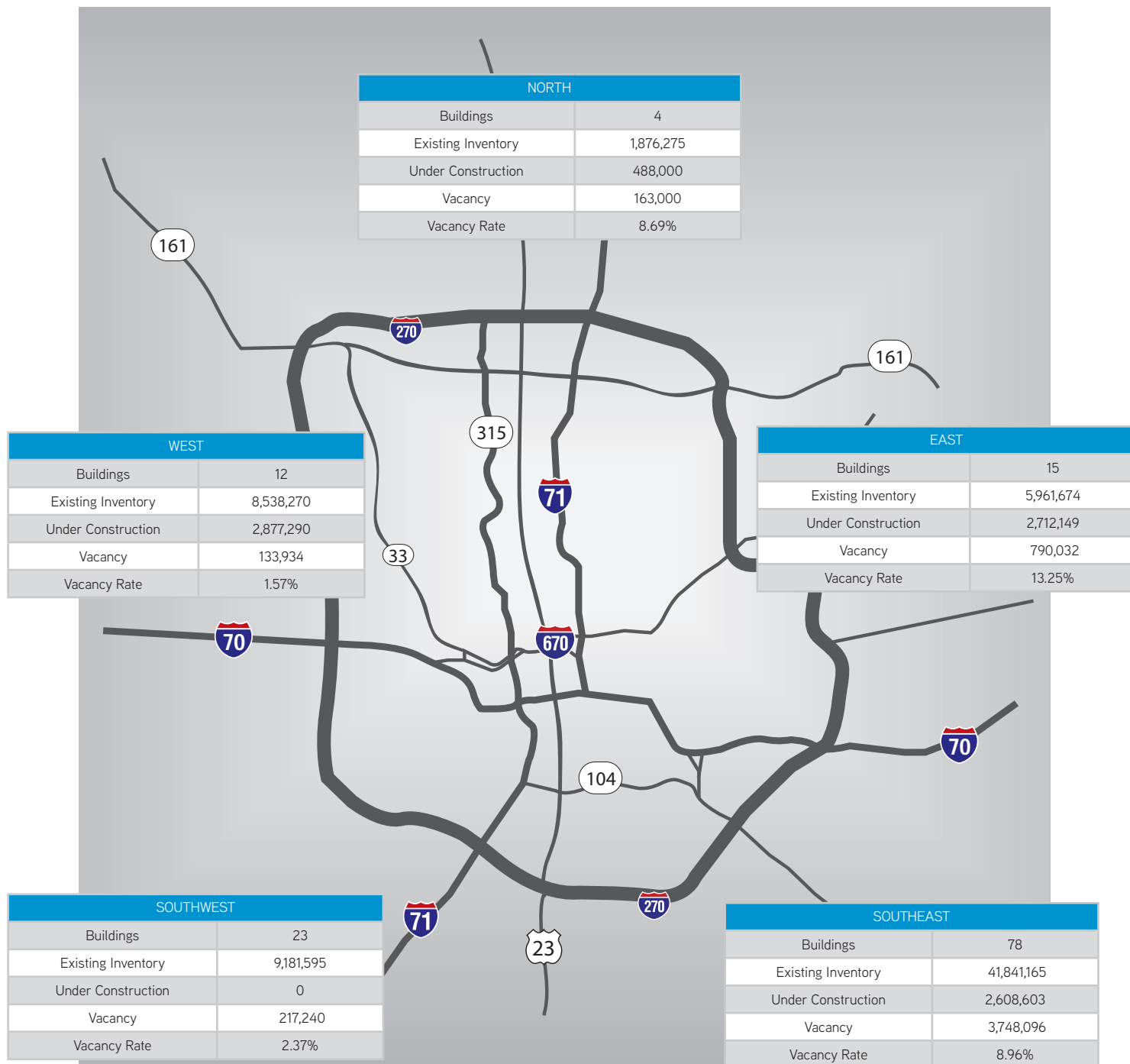
TOTAL OCCUPANCY
 > 62,346,677 SF



TOTAL VACANCY
 > 5,052,302 SF



VACANCY RATE
 > 7.50%

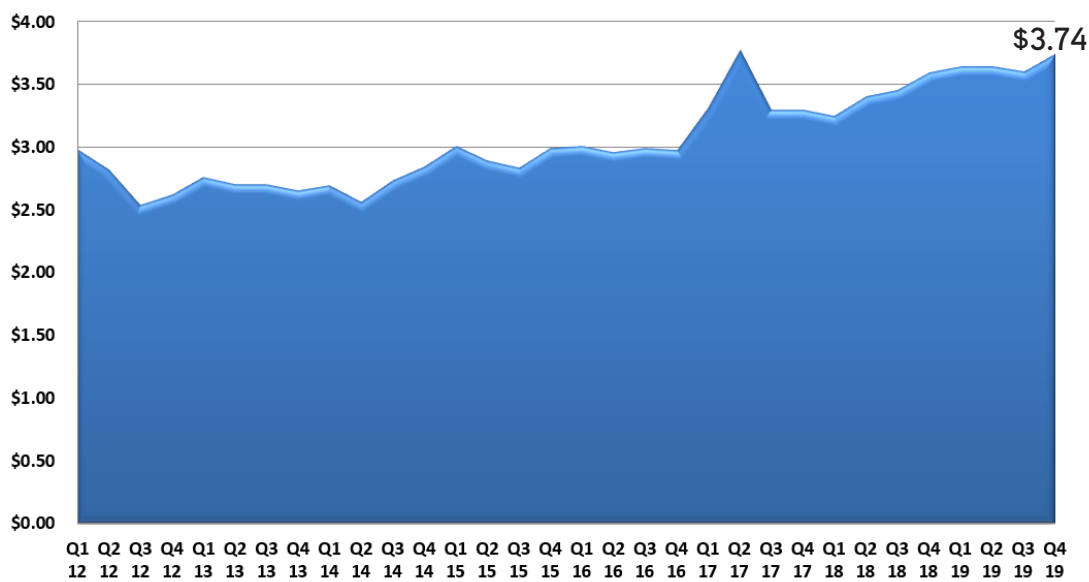


*including speculative projects currently under construction

Modern Bulk Universe Snapshot

Market Highlights > 2018 & 2019 Significant Executed New Leases					
ADDRESS	SUBMARKET	TENANT	TRANSACTION TYPE	SQUARE FEET	SIGN DATE
SR-762 and Ashville Pike	Southeast	Goodyear	Direct	1,200,000	Apr-18
SR-310 & I-70	East	Kohl's	Direct	1,200,000	Oct-18
9570 Logistics Ct.	Southeast	FedEx	Direct	975,000	Oct-18
1550 W. Main St.	West	Amazon	Direct	855,000	Apr-18
1901 Beggrow St.	Southeast	Quaker	Direct	802,000	Nov-18
6198 Green Pointe Drive	Southeast	Walmart	Direct	758,465	Mar-19
3800 Groveport Road	Southeast	Walker Edison	Direct	705,600	Jul-19
1661 Rail Ct.	Southeast	Macy's	Direct	673,920	Jul-18
3500 Southwest Blvd.	Southwest	Stonecrop	Direct	527,127	Feb-18
3538 Tradeport Ct.	Southeast	Amazon	Direct	514,491	Mar-19
3780 Tradeport Ct.	Southeast	Plantation Products	Direct	514,000	Sep-18
3780 Tradeport Ct.	Southeast	MTD	Direct	508,775	Sep-18
5465 Centerpoint Pkwy.	Southeast	ODW Logistics	Direct	478,190	Aug-19
6500 Adelaide Ct.	Southeast	Medline	Sublease	354,676	Sep-18
3219 Rohr Road	Southeast	National Beverage	Direct	351,228	Aug-18
167-183 Heritage Drive	East	Newell Brands	Direct	343,745	Aug-18
6500 Pontius Road	Southeast	Crane Logistics	Direct	324,493	Feb-18
3280 Southpark Pl.	Southwest	FST Logistics	Direct	324,000	Nov-18
2829 Rohr Road	Southeast	Hormel	Direct	313,792	Dec-19
10 Commerce Pkwy.	West	Ace Hardware	Expansion	300,000	May-18
Beech Road & SR-161	East	Alene Candles	Direct	280,000	Sep-19
3100 Creekside Pkwy.	Southeast	Spartan Logistics	Direct	257,962	Aug-19
4450 S Hamilton Road	Southeast	Startech.com	Direct	253,900	Jul-19
4000 Lockbourne Industrial Pkwy.	Southeast	Intelligrated	Direct	253,700	Jul-19

AVERAGE ASKING RATES PER SF



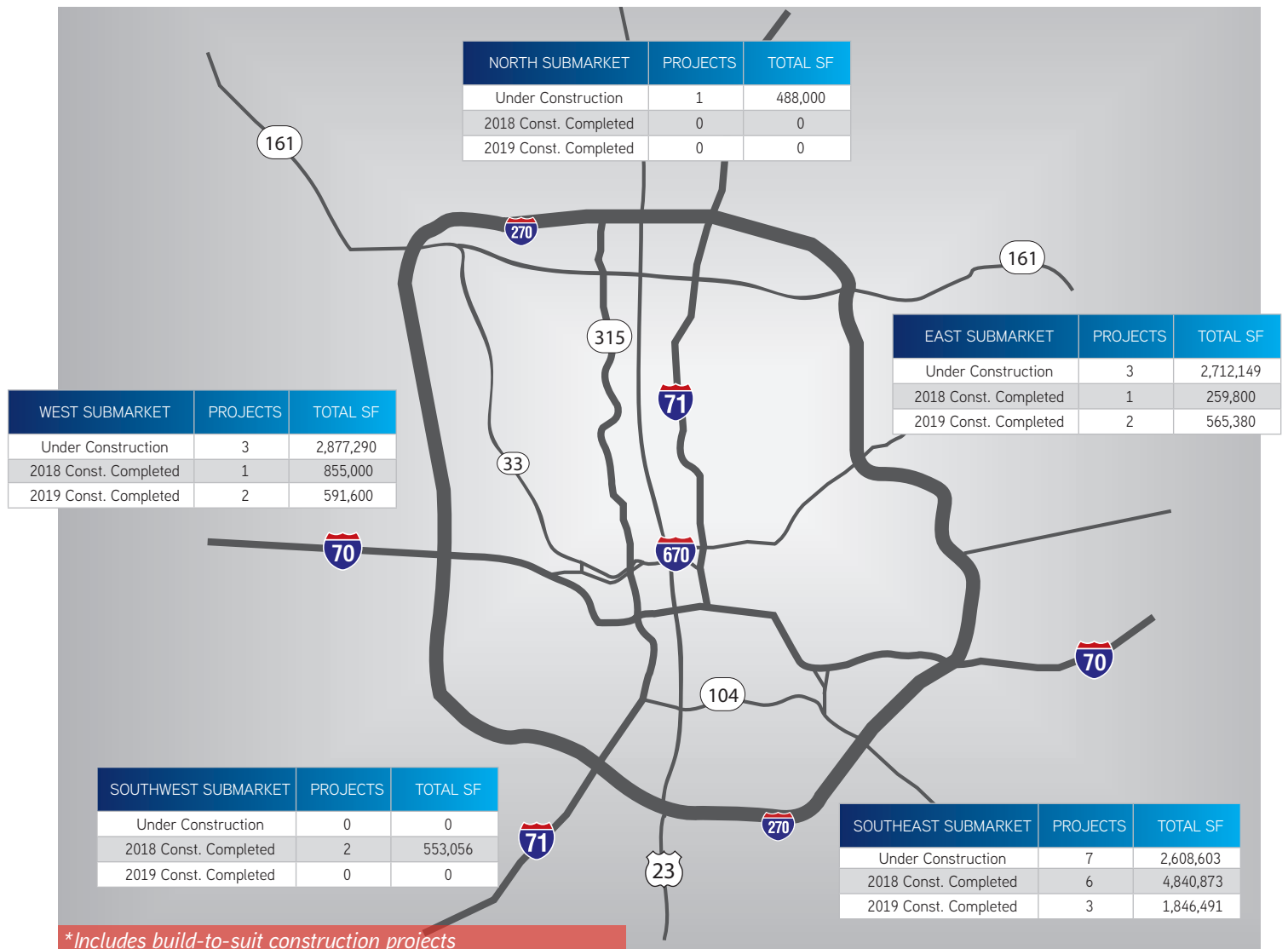
Modern Bulk Available Space

PROPERTY	BUILDING SIZE	AVAILABLE SF	SUBMARKET	OWNER	CLEAR HEIGHT	> 600K	500-600K	400-500K	300-400K	200-300K	100-200K	< 100K
8591 SW Mink St.	1,232,149	500,000-1,232,149	East	TPA	40'	●	●					
1260 London Groveport Road - Hub 1	1,059,000	250,000-1,059,000	Southeast	Xebec	40'	●	●	●	●	●		
220 Park West Drive	845,280	400,000-845,280	West	Hillwood	36'	●	●	●				
1020 Enterprise Pkwy.	832,010	300,000-832,010	West	Exeter Property Group	36'	●	●	●	●			
4400 S Hamilton Road	569,584	135,000-569,584	Southeast	IRGICP, LLC	30'		●	●	●	●	●	
1450 Commodity Blvd.	500,000	200,000-500,000	Southeast	Exeter Property Group	31'		●	●	●	●		
4000 Creekside Pkwy.	388,264	100,000-434,014	Southeast	Exeter Property Group	30'			●	●	●	●	
2190 Creekside Pkwy.	766,571	177,050-417,125	Southeast	Exeter Property Group	28'			●	●	●	●	
1120 Morrison Road	383,000	383,000	East	STAG Industrial	30'				●			
0 Centerpoint Pkwy.	324,245	48,600-324,245	Southeast	Exxcel	32'				●	●	●	●
2450 Spiegel Drive	455,668	100,000-309,116	Southeast	Mapletree Investments	28'				●	●	●	
9750 Innovation Campus Way	302,880	50,000-302,880	East	VanTrust	32'				●	●	●	●
6700 Port Road	240,000	150,000-240,000	Southeast	Link	30'					●	●	
1260 London Groveport Road - Hub 2	231,664	40,000-231,664	Southeast	Xebec	32'					●	●	●
2450 Creekside Pkwy.	652,195	90,000-225,787	Southeast	DRA	32'					●	●	●
6770 Shook Road	201,600	50,000-201,600	Southeast	Pinchal & Co	32'					●	●	●
167 Heritage Drive	766,633	158,652	East	Exeter Property Group	32'						●	
2235 Spiegel Drive	516,174	149,378	Southeast	Cabot	30'						●	
6380 Adelaide Ct.	250,685	50,000-147,715	Southeast	Meritex	32'						●	●
2425 Spiegel Drive	225,000	50,000-135,000	Southeast	Exeter Property Group	28'						●	●
3657 Tradeport Ct.	357,000	100,000-133,555	Southeast	Hillwood	36'						●	
4370 Alum Creek Drive	230,265	50,000-129,645	Southeast	Neyer Properties	28'						●	●
8170 Dove Pkwy.	241,334	121,334	Southeast	ARES	28'						●	
2850 Rohr Road	229,333	48,000-108,000	Southeast	Integra Beauty	32'						●	●
2525 Rohr Road	412,332	96,558	Southeast	Mapletree Investments	28'							●

Modern Bulk Construction Snapshot*

CURRENTLY UNDER CONSTRUCTION

PROJECT NAME	CITY	SUBMARKET	OWNER/DEVELOPER	PROJECT SIZE (SF)	SPEC OR BTS	TARGETED COMPLETION DATE
I-70E Logistics Center	Etna	East	TPA	1,232,149	Spec	Q1 2020
Kohl's	Etna	East	Clayco	1,200,000	BTS	Q1 2020
Medline	West Jefferson	West	Exeter	1,200,000	BTS	Q1 2020
The Hub 1	Columbus	Southeast	Xebec	1,059,000	Spec	Q1 2020
Park West 1	West Jefferson	West	Hillwood	845,280	Spec	Q2 2020
1020 Enterprise Pkwy.	West Jefferson	West	Exeter	832,010	Spec	Q2 2020
8341 Industrial Pkwy.	Plain City	North	42 Real Estate	488,000	Spec	Q1 2020
Centerpoint III	Columbus	Southeast	Exxcel	324,245	Spec	Q2 2020
Alene Candles	New Albany	East	Daimler	280,000	BTS	Q2 2020
Rick West #2	Columbus	Southeast	Pizzuti	277,692	Spec	Q2 2020
Rick West #3	Columbus	Southeast	Pizzuti	261,402	Spec	Q2 2020
Startech.com	Groveport	Southeast	Pizzuti	253,000	BTS	Q1 2020
The Hub 2	Columbus	Southeast	Xebec	231,664	Spec	Q1 2020
6770 Shook Road	Columbus	Southeast	Pinchal & Co	201,600	Spec	Q1 2020





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Accelerating success.

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