

# Bulk Report - Columbus, OH

As of Q1 21



## MODERN BULK PRODUCT

79 MSF TOTAL INVENTORY

7.15% TOTAL VACANCY RATE

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

## INDUSTRIAL PRODUCT

261 MSF TOTAL INVENTORY

4.02% TOTAL VACANCY RATE

> Entire Greater Columbus Industrial Inventory

# Modern Bulk Universe Snapshot\*



**MARKET INVENTORY**  
 > 78,927,367 SF



**IN THE MARKET**  
 > 152 Buildings



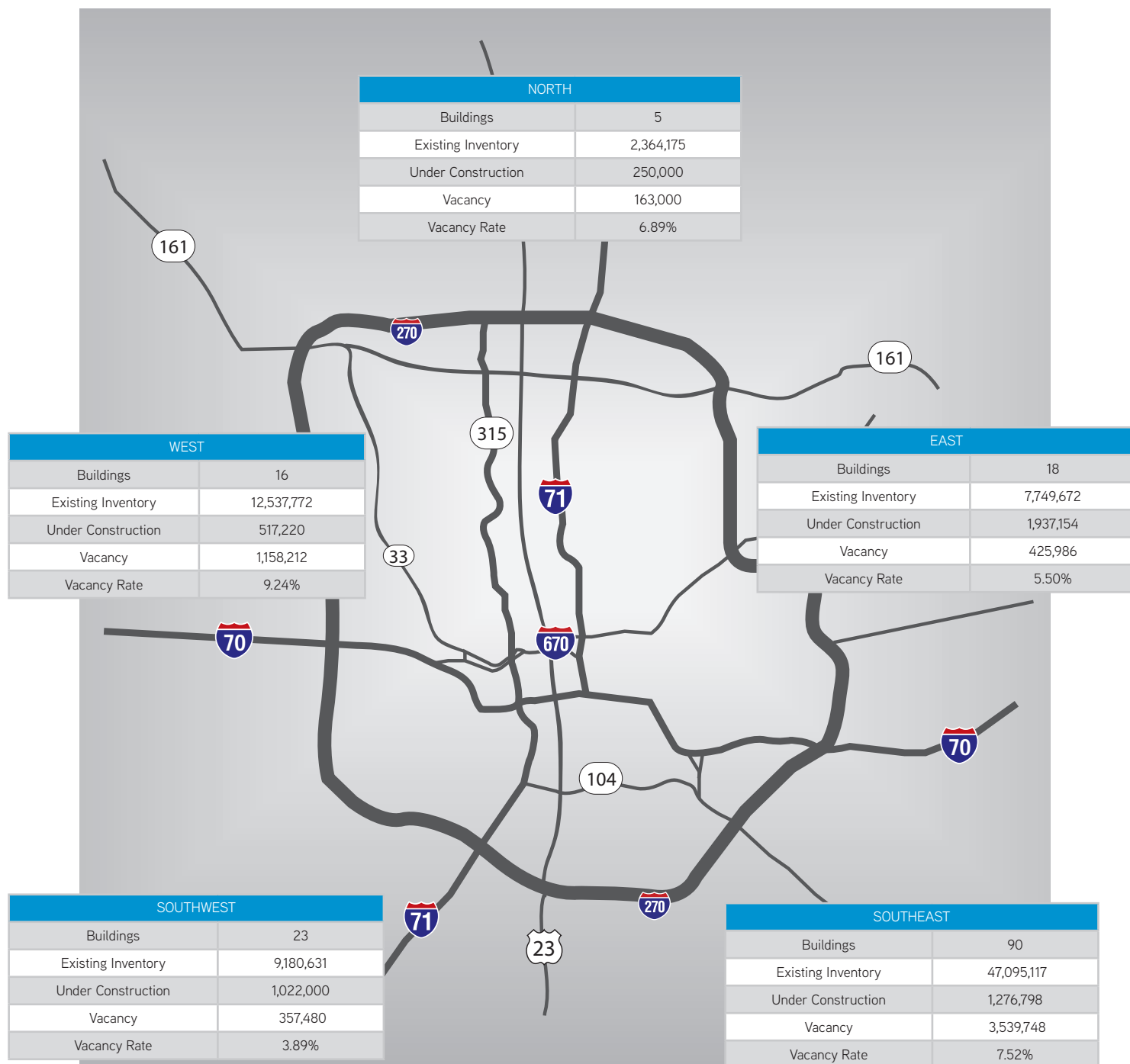
**TOTAL OCCUPANCY**  
 > 73,282,941 SF



**TOTAL VACANCY**  
 > 5,644,426 SF



**VACANCY RATE**  
 > 7.15%

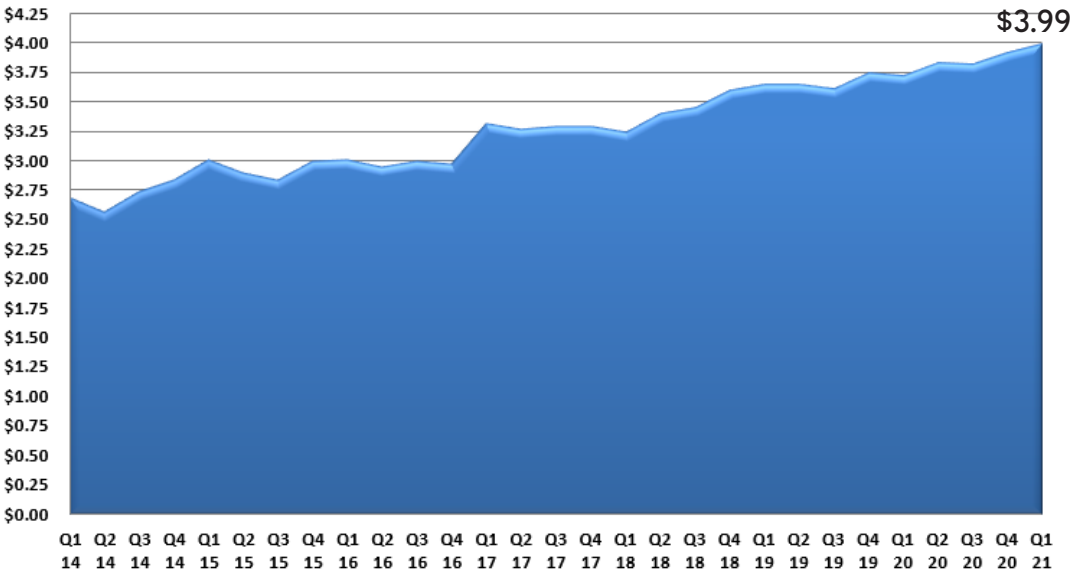


\*including speculative projects currently under construction

# Modern Bulk Universe Snapshot

Market Highlights > 2020 & 2021 Significant Executed New Leases					
ADDRESS	SUBMARKET	TENANT	TRANSACTION TYPE	SQUARE FEET	SIGN DATE
8591 Mink St. SW	East	Amazon	Direct	1,232,149	Apr-20
5235 West Pointe Drive	Southeast	The TJX Companies	Direct	1,166,015	Nov-20
1260 London Groveport Road	Southeast	Amazon	Direct	1,059,000	Jul-20
0 State Route 104	Southwest	Confidential	Direct	1,022,380	Mar-21
220 Park West Drive	West	Honeywell International, Inc.	Direct	845,280	Mar-21
1020 Enterprise Pkwy.	West	Joann Fabrics & Crafts	Direct	832,600	Feb-21
4400 S. Hamilton Road	Southeast	KDC US Holdings	Direct	566,981	Nov-20
6400 State Route 29	West	Amazon	Direct	517,220	Nov-20
1450 Commodity Blvd.	Southeast	ODW Logistics	Direct	500,000	May-20
2652 Fisher Road	West	Rogue Fitness	Direct	361,200	Jul-20
6500 Adelaide Ct.	Southeast	McKesson Corporation	Direct	354,676	Nov-20
4545 Fisher Road	West	Rogue Fitness	Direct	332,299	Mar-21
5275 Centerpoint Pkwy.	Southeast	Shiseido Americas	Direct	323,571	Jun-20
2829 Rohr Road	Southeast	Hormel Foods Corporation	Direct	313,792	Jan-20
4458 Alum Creek Drive	Southeast	NFI	Direct	306,000	Feb-21
9750 Innovation Campus Way	East	Hims	Direct	302,880	Jan-20
510 Sunbury Road	North	Amazon	Direct	300,000	Sep-20
1675 Beggrow Road	Southeast	Port Logistics Group	Direct	261,402	Jan-21
6111 Bixby Road	Southeast	Pitney Bowes	Direct	260,955	Mar-21
2190 Creekside Pkwy.	Southeast	FNS Inc.	Direct	240,075	Feb-20
8300 Innovation Campus Way	East	Rieke LLC	Direct	234,400	Jan-21
4370 Alum Creek Drive	Southeast	Hyperlogistics Group, Inc.	Direct	230,265	Mar-20
6201 Green Pointe Drive S	Southeast	Watts Water Technologies	Direct	229,146	Jul-20

## AVERAGE ASKING RATES PER SF

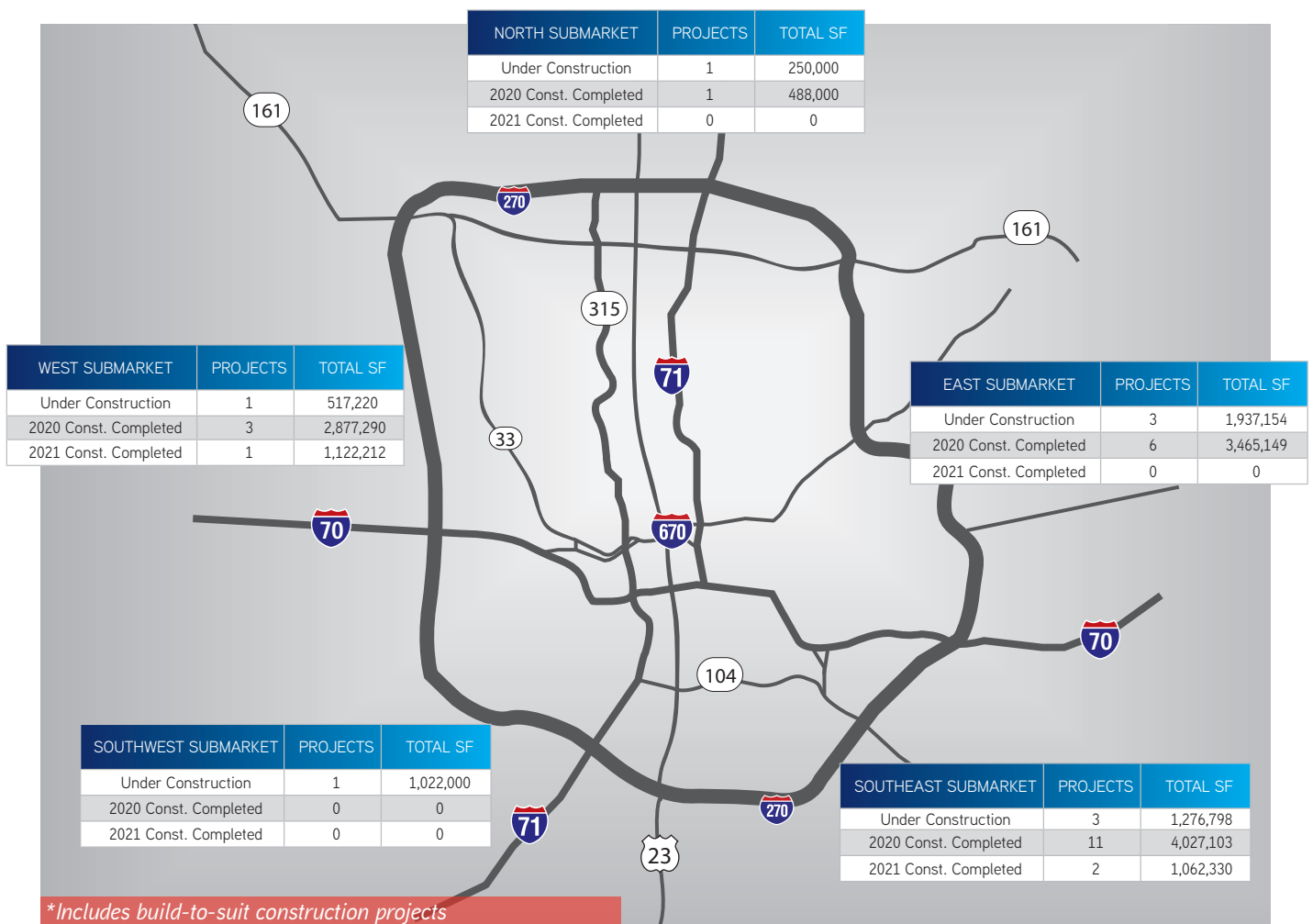


# Modern Bulk Available Space

PROPERTY	BUILDING SIZE	AVAILABLE SF	SUBMARKET	OWNER	CLEAR HEIGHT	> 600K	500-600K	400-500K	300-400K	200-300K	100-200K	< 100K
70 Enterprise Pkwy.	1,126,928	1,126,928	West	Core5	40'	●						
4077 Airbase Road	742,140	742,140	Southeast	CT Realty	36'	●						
6200 Canal Winchester Blvd.	555,000	555,000	Southeast	Opus	36'		●					
2235 Spiegel Drive	516,174	100,000-516,174	Southeast	Link	30'		●	●	●	●	●	
1225 Southgate Pkwy.	437,154	200,000-437,137	East	Core5	36'			●	●	●		
5999 Bixby Road	436,079	436,079	East	Hillwood/Northpoint	36'			●				
4337 Airbase Road	404,640	404,640	Southeast	CT Realty	36'			●				
3901 Gantz Road	306,624	306,624	Southwest	Blackstone	28'				●			
5730 Saltzgaber Road	247,500	247,500	Southeast	Hemmer	32'					●		
1302 London Groveport Road	231,664	40,000-231,664	Southeast	Xebec	32'					●	●	●
350 McCormick Blvd.	246,176	63,340-188,340	East	Olymbec	35'						●	●
2190 Creekside Pkwy.	766,571	177,050	Southeast	Exeter Property Group	28'						●	
6111 Bixby Road	436,079	174,645	East	Hillwood/Northpoint	36'						●	
6100-6290 Opus Drive	676,155	166,803	Southeast	Exeter Property Group	32'						●	
147-163 Heritage Drive	410,152	100,000-144,236	East	Exeter Property Group	32'						●	
8170 Dove Pkwy.	241,334	121,334	Southeast	ARES	28'						●	
5830 Green Pointe Drive	320,657	113,050	Southeast	STAG Industrial	32'						●	
2500 Creekside Pkwy.	253,679	108,782	Southeast	Olympus Ventures	28'						●	
2850 Rohr Road	229,333	48,000-108,000	Southeast	Integra Beauty	32'						●	●
3423 Southpark Pl.	393,232	40,000-87,689	Southwest	Mapletree Investments	29'						●	●
1815 Beggrow St.	277,629	81,728	Southeast	Pizzuti	32'							●
6770 Shook Road	201,600	59,850	Southeast	Pinchal & Co	32'							●

# Modern Bulk Construction Snapshot\*

CURRENTLY UNDER CONSTRUCTION						
PROJECT NAME	CITY	SUBMARKET	OWNER/DEVELOPER	PROJECT SIZE (SF)	SPEC OR BTS	COMPLETION DATE
Rickenbacker Exchange	Commercial Point	Southwest	VanTrust	1,022,380	Spec	Q2 2021
Ashley Furniture	Etna	East	TPA	1,000,000	BTS	Q4 2021
Duke West Jeff	West Jefferson	West	Duke	517,220	BTS	Q2 2021
FedEx Etna	Etna	East	Scannell	500,000	BTS	Q4 2021
I-70 Logistics Center East	Etna	East	Core5	437,154	Spec	Q2 2021
Canal Crossing 1	Canal Winchester	Southeast	Northpoint/Hillwood	436,079	Spec	Q2 2021
Canal Crossing 2	Canal Winchester	Southeast	Northpoint/Hillwood	436,079	Spec	Q2 2021
Rickenbacker Logistics Park II	Columbus	Southeast	CT Realty	404,640	Spec	Q2 2021
0 Green Meadows Drive	Lewis Center	North	Pepper Construction	250,000	BTS	Q3 2021





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