

Bulk Report - Columbus, OH

As of Q3 20



MODERN BULK PRODUCT

74 MSF TOTAL INVENTORY

8.88% TOTAL VACANCY RATE

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

INDUSTRIAL PRODUCT

256 MSF TOTAL INVENTORY

4.90% TOTAL VACANCY RATE

> Entire Greater Columbus Industrial Inventory

Modern Bulk Universe Snapshot*



MARKET INVENTORY
 > 74,018,258 SF



IN THE MARKET
 > 142 Buildings



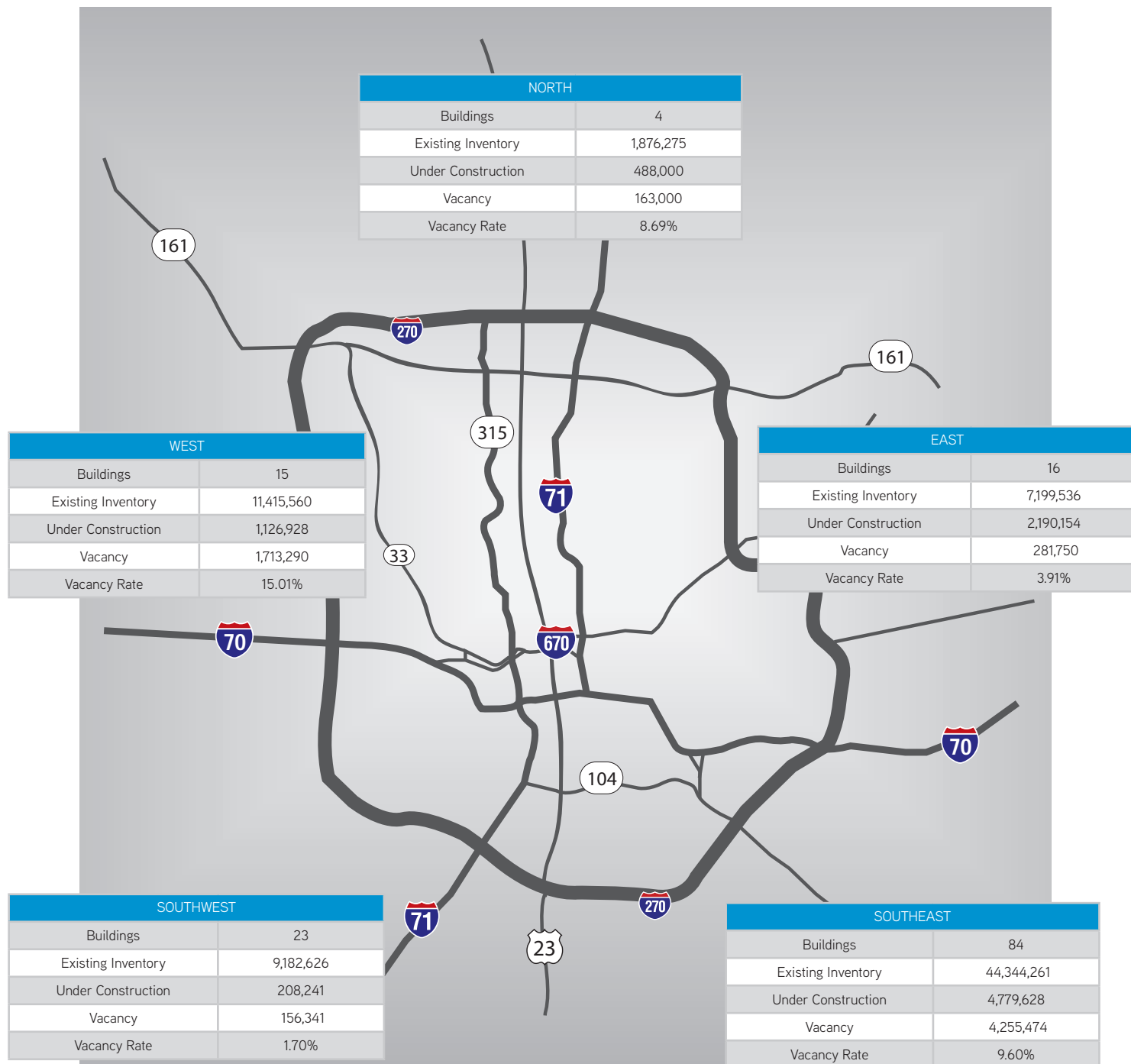
TOTAL OCCUPANCY
 > 67,448,403 SF



TOTAL VACANCY
 > 6,569,855 SF



VACANCY RATE
 > 8.88%

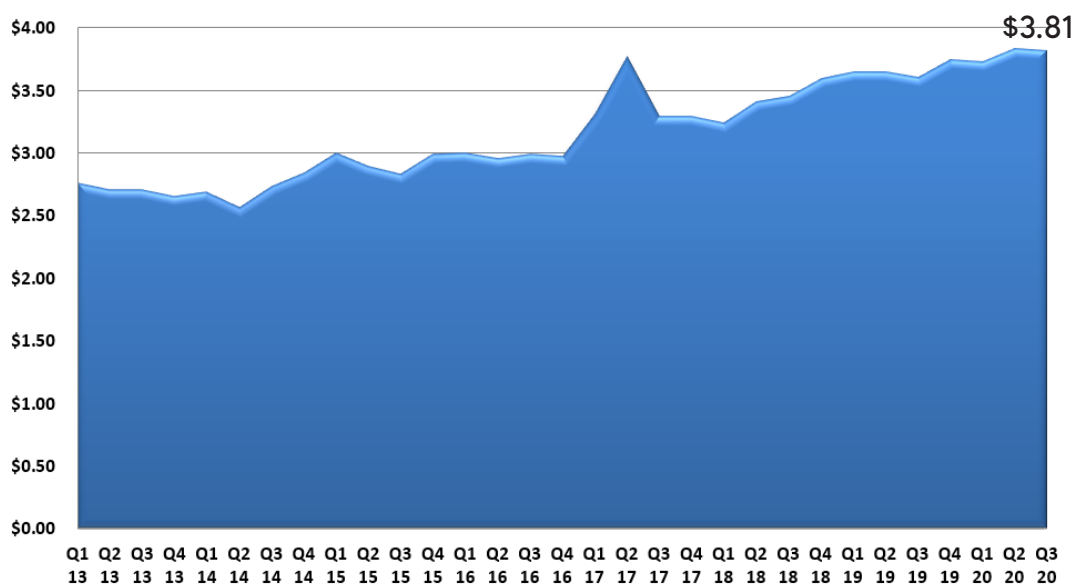


*including speculative projects currently under construction

Modern Bulk Universe Snapshot

Market Highlights > 2019 & 2020 Significant Executed New Leases					
ADDRESS	SUBMARKET	TENANT	TRANSACTION TYPE	SQUARE FEET	SIGN DATE
8591 Mink St. SW	East	Undisclosed	Direct	1,232,149	Apr-20
1260 London Groveport Road	Southeast	Undisclosed	Direct	1,059,000	Jul-20
6198 Green Pointe Drive	Southeast	Walmart	Direct	758,465	Mar-19
3800 Groveport Road	Southeast	Walker Edison	Direct	705,600	Jul-19
3538 Tradeport Ct.	Southeast	Undisclosed	Direct	514,491	Mar-19
1450 Commodity Blvd.	Southeast	ODW Logistics	Direct	500,000	May-20
5465 Centerpoint Pkwy.	Southeast	ODW Logistics	Direct	478,190	Aug-19
2652 Fisher Road	West	Rogue Fitness	Direct	361,200	Jul-20
5275 Centerpoint Pkwy.	Southeast	Shiseido Americas	Direct	323,571	Jun-20
2829 Rohr Road	Southeast	Hormel Foods Corporation	Direct	313,792	Jan-20
9750 Innovation Campus Way	East	Hims	Direct	302,880	Jan-20
510 Sunbury Road	North	Undisclosed	Direct	300,000	Sep-20
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
2190 Creekside Pkwy.	Southeast	FNS	Direct	240,075	Feb-20
4370 Alum Creek Drive	Southeast	Hyperlogistics Group	Direct	230,265	Mar-20
6201 Green Pointe Drive S	Southeast	Watts Water Technologies	Direct	229,146	Jul-20
3657 Tradeport Ct.	Southeast	ODW Logistics	Direct	223,963	Feb-19
8288 Green Meadows Drive	North	Undisclosed	Direct	200,000	Jul-19
6260 Canal Winchester Blvd.	Southeast	Undisclosed	Direct	197,465	Jul-20
3900 Gantz Road	Southwest	Forge Biologics	Direct	175,512	May-20
6100 Opus Drive	Southeast	Geodis	Direct	166,803	Aug-19

AVERAGE ASKING RATES PER SF

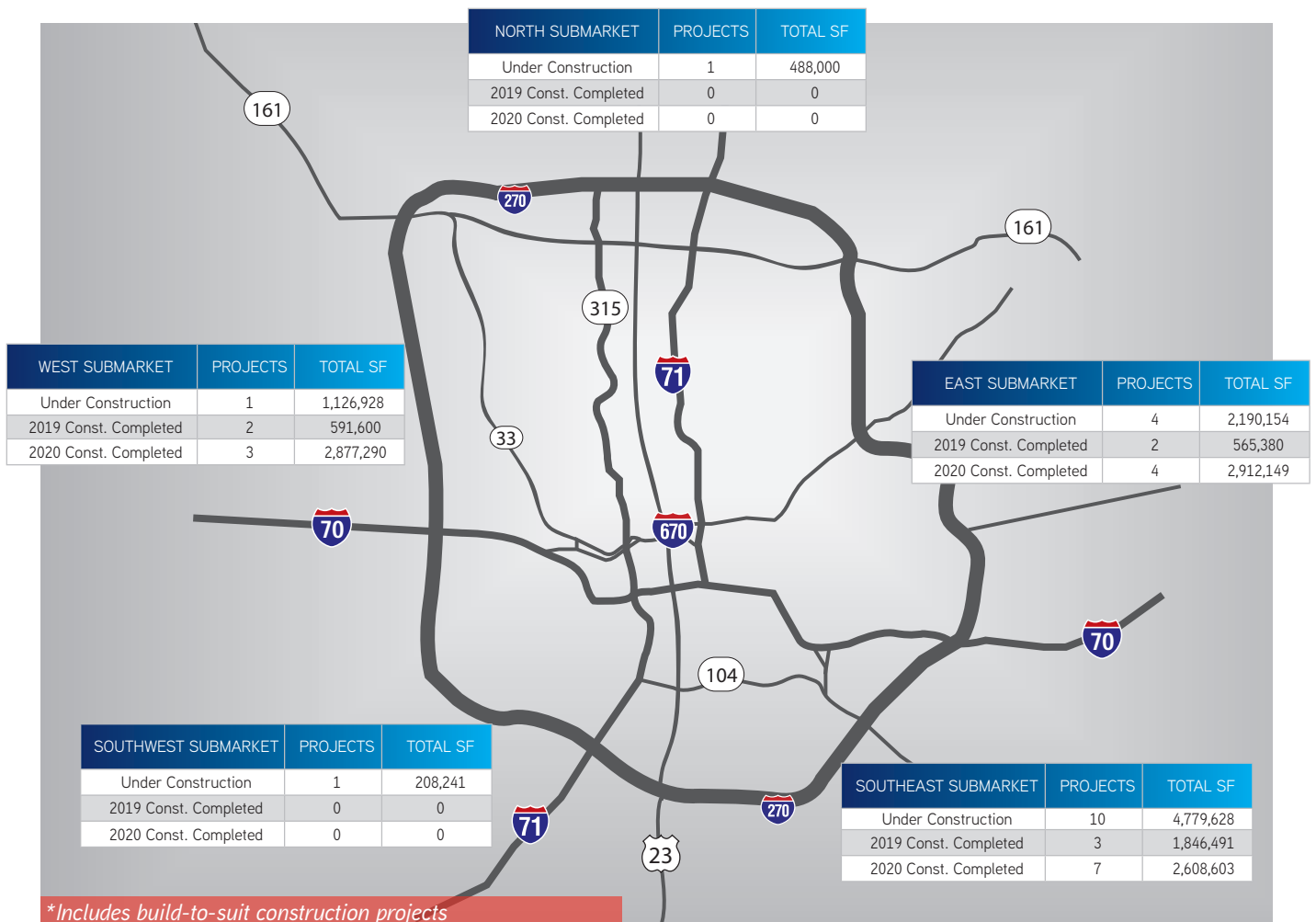


Modern Bulk Available Space

PROPERTY	BUILDING SIZE	AVAILABLE SF	SUBMARKET	OWNER	CLEAR HEIGHT	> 600K	500-600K	400-500K	300-400K	200-300K	100-200K	< 100K
5235 West Pointe Drive	1,166,015	300,000-1,166,015	Southeast	Exeter Property Group	32'	●	●	●	●			
70 Enterprise Pkwy.	1,126,928	1,126,928	West	Core5	40'	●						
0 Route 104	1,022,000	400,000-1,022,000	Southwest	VanTrust	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'	●	●	●	●			
4077 Airbase Road	742,140	742,140	Southeast	CT Realty	36'	●						
6200 Canal Winchester Blvd.	555,000	555,000	Southeast	Opus	36'		●					
3500 Southwest Blvd.	527,127	527,127	Southwest	Plymouth Industrial	32'		●					
2235 Spiegel Drive	516,174	516,174	Southeast	Cabot	30'		●					
5999 Bixby Road	436,079	436,079	East	City of Canal Winchester	36'			●				
6111 Bixby Road	435,600	435,600	East	City of Canal Winchester	36'			●				
4337 Airbase Road	404,640	404,640	Southeast	CT Realty	36'			●				
3357 Southpark Pl.	393,696	75,000-393,696	Southwest	Mapletree Investments	31'				●	●	●	●
0 Rohr Road	320,190	320,190	Southeast	Lexington Realty	36'				●			
1815 Beggrow St.	277,629	45,000-277,629	Southeast	Pizzuti	32'					●	●	●
1675 Beggrow St.	261,402	45,000-261,402	Southeast	Pizzuti	32'					●	●	●
8200 Innovation Way	253,000	253,000	East	VanTrust	32'					●		
5730 Saltzgaber Road	247,500	247,500	Southeast	Hemmer	32'					●		
1302 London Groveport Road	231,664	40,000-231,664	Southeast	Xebec	32'					●	●	●
4000 Creekside Pkwy.	388,264	100,000-217,007	Southeast	Exeter Property Group	30'					●	●	
6770 Shook Road	201,600	50,000-201,600	Southeast	Pinchal & Co	32'					●	●	●
2190 Creekside Pkwy.	766,571	177,050	Southeast	Exeter Property Group	28'						●	
167 Heritage Drive	766,633	158,652	East	Exeter Property Group	32'						●	
147-163 Heritage Drive	410,152	100,000-144,236	East	Exeter Property Group	32'						●	
2435 Spiegel Drive	225,000	50,000-135,000	Southeast	Exeter Property Group	28'						●	●
6054 Shook Road	239,950	127,414	Southeast	ARES	30'						●	
8170 Dove Pkwy.	241,334	121,334	Southeast	ARES	28'						●	
5830 Green Pointe Drive	320,657	113,050	Southeast	STAG Industrial	32'						●	
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	COMPLETION DATE
I-70E Logistics Center 2	Etna	East	TPA	1,200,000	BTS	Q1 2021
Enterprise Logistics Center	West Jefferson	West	Core5	1,126,928	Spec	Q2 2021
Rickenbacker Exchange	Commercial Point	Southeast	VanTrust	1,022,000	Spec	Q2 2021
Rickenbacker Logistics Park I	Groveport	Southeast	CT Realty	742,140	Spec	Q1 2021
Winchester Logistics Park I	Canal Winchester	Southeast	Opus	555,000	Spec	Q4 2020
8341 Industrial Pkwy.	Plain City	North	42 Real Estate	488,000	BTS	Q4 2020
I-70 Logistics Center East	Etna	East	Core5	437,154	Spec	Q1 2021
Canal Crossing 1	Canal Winchester	Southeast	Northpoint/Hillwood	436,079	Spec	Q1 2021
Canal Crossing 2	Canal Winchester	Southeast	Northpoint/Hillwood	436,079	Spec	Q1 2021
Rickenbacker Logistics Park II	Groveport	Southeast	CT Realty	404,640	Spec	Q1 2021
Synnex	Columbus	Southeast	Duke	358,000	BTS	Q4 2020
The Cubes at Rickenbacker	Lockbourne	Southeast	CRG	320,190	Spec	Q1 2021
510 Sunbury Road	Columbus	East	Paul V Profeta & Assoc.	300,000	Spec	Q4 2020
Winchester Logistics Park II	Canal Winchester	Southeast	Opus	258,000	Spec	Q4 2020
8200 Innovation Way	New Albany	East	VanTrust	253,000	Spec	Q1 2021
5730 Saltzgaber Road	Groveport	Southeast	Hemmer	247,500	Spec	Q1 2021





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A large, abstract graphic composed of several overlapping triangles in various shades of blue, creating a dynamic, geometric shape that spans the width of the page.

Accelerating success.

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