



Bulk Report

Columbus, OH

As of Q4 2023

Modern Bulk Product

94 MSF Total Inventory
 15.06% Total Vacancy Rate
 > Buildings ≥ 200,000 SF with ≥ 28' clear height built ≥ 2000

Industrial Product

338 MSF Total Inventory
 5.61% Direct Vacancy Rate
 > Entire Greater Columbus Industrial Region



Market Inventory
94,361,416 SF



188 Buildings
in the Market



Under Construction
10,264,628 SF



Total Occupancy
80,154,875 SF



Total Vacancy
14,206,541 SF



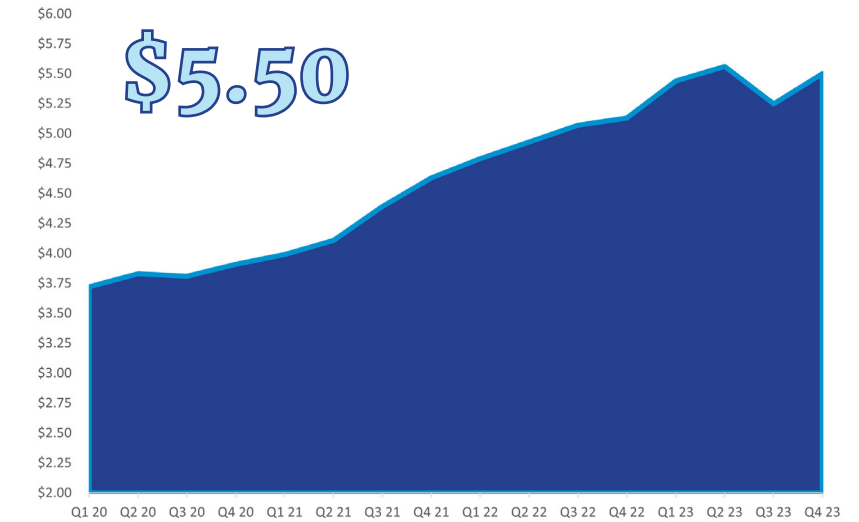
Total Vacancy Rate
15.06%

Market Highlights | New Deals Q4 2023

Address	Submarket	Tenant/Buyer	Square Feet
70 Enterprise Pkwy (Sale)	Madison	Cabot Properties Inc.	1,122,212
521 Exchange Way	Pickaway	Babylist	757,719
0 Horizon Ct	Licking	Crown Equipment Corporation	126,048
3188 Toy Rd	Southeast	AIT Worldwide Logistics Crown Equipment	82,679

Bold denotes a bulk lease/sale (over 200,000 SF) completed in a bulk building.
 Regular denotes a deal completed less than 200,000 SF in a bulk building.

Average Asking Rates PSF



Construction Snapshot | Projects Currently Under Construction

Project Name	City	Submarket	Owner/Developer	Project Size (SF)	Spec or BTS	Completion Date
Intel	New Albany	Licking	Intel	3,000,000*	BTS	2025 Q1
DSV BTS	New Albany	Licking	VanTrust	1,200,000	BTS	2024 Q3
7409 Mink St SW	Pataskala	Licking	Red Rock Developments	946,400	Spec	2024 Q2
LG Logistics Park - ODW BTS	Lockbourne	Southeast	Pinchal	929,142	BTS	2024 Q2
Rickenbacker Logistics Park Building 5	Ashville	Pickaway	CT Realty	773,114	Spec	2024 Q3
DHL Canal Winchester	Canal Winchester	Fairfield	DHL	755,160	BTS	2024 Q2
McKesson BTS	Columbus	Southeast	Prologis	429,000	BTS	2024 Q4
2600 International St Expansion	Columbus	West	Simpson Strong-Tie	318,900	BTS	2025 Q3
EASE Logistics BTS	Marysville	Union	Becknell	308,140	BTS	2024 Q4
6730 Prushing Farms Bldg A	Lockbourne	Southeast	Pinchal	288,172	Spec	2024 Q1
14549 Worthington Rd NW	New Albany	Licking	Amgen	270,000	BTS	2024 Q1
Edge Industrial Park - Building 2	Pataskala	Licking	Robert Leveck	255,000	Spec	2024 Q3
Cubes at Etna D	Etna	Licking	CRG	250,020	Spec	2024 Q2
13312 Jug Street Road NW	New Albany	Licking	Pharmavite	225,000	BTS	2024 Q2
1190 Joyce Ave	Columbus	CBD	Rumpke	223,000	BTS	2024 Q2
0 Stelzer Road	Columbus	East	Weston	207,480	Spec	2024 Q2
392-488 Outerbelt St	Columbus	East	Crawford Hoying	205,000	Spec	2024 Q1

General Bulk vs. True Bulk

We believe that it is incredibly important to show a true representation of the bulk market in Columbus, OH. In an effort to do so, we've broken down our bulk report in to two categories:

General Bulk Statistics

These are a general market indicator including **all** availabilities and vacancies in bulk buildings.

VS.

True Bulk Statistics

These are a more focused market indicator which **excludes** any availabilities and vacancies under 200,000 SF to give a snapshot of true bulk activity.

Bulk Submarket Snapshot

Submarket	Buildings	Existing Inventory	Under Construction	General Bulk Vacancy	True Bulk Vacancy	General Bulk Vacancy Rate	True Bulk Vacancy Rate	Q4 2023 Construction Completions
CBD	2	599,040	223,000	599,040	599,040	100.00%	100.00%	599,040 (1 project)
East	9	1,915,123	412,480	368,965	291,400	19.27%	15.22%	556,400 (2 projects)
Fairfield	4	1,034,954	755,160	885,172	825,322	85.53%	79.74%	
Licking	32	15,693,856	6,146,420	3,511,412	1,733,809	22.37%	11.05%	1,272,851 (1 project)
Madison	12	10,654,940	-	2,470,520	2,130,020	23.19%	19.99%	292,500 (1 project)
North	5	2,185,908	-	707,940	707,940	32.39%	32.39%	
Delaware	5	1,888,698	-	-	-	0.00%	0.00%	255,778 (1 project)
Pickaway	18	12,551,620	773,114	1,373,227	1,198,965	10.94%	9.55%	
Southeast	82	40,916,242	1,646,314	3,157,837	1,494,863	7.72%	3.65%	527,023 (1 project)
Southwest	13	4,192,378	-	332,515	332,515	7.93%	7.93%	
Union	3	1,635,000	308,140	-	-	0.00%	0.00%	
West	3	1,093,657	-	799,913	799,913	73.14%	73.14%	799,913 (2 projects)
Total	188	94,361,416	10,264,628	14,206,541	10,113,787	15.06%	10.72%	4,303,505 (9 projects)

Vacancy Rate Comparison

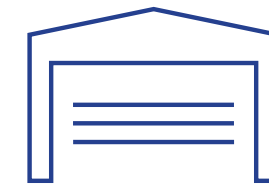


15.06%
General Bulk

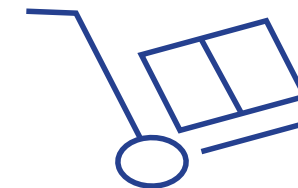


10.72%
True Bulk

Overall Vacancy Comparison (in SF)

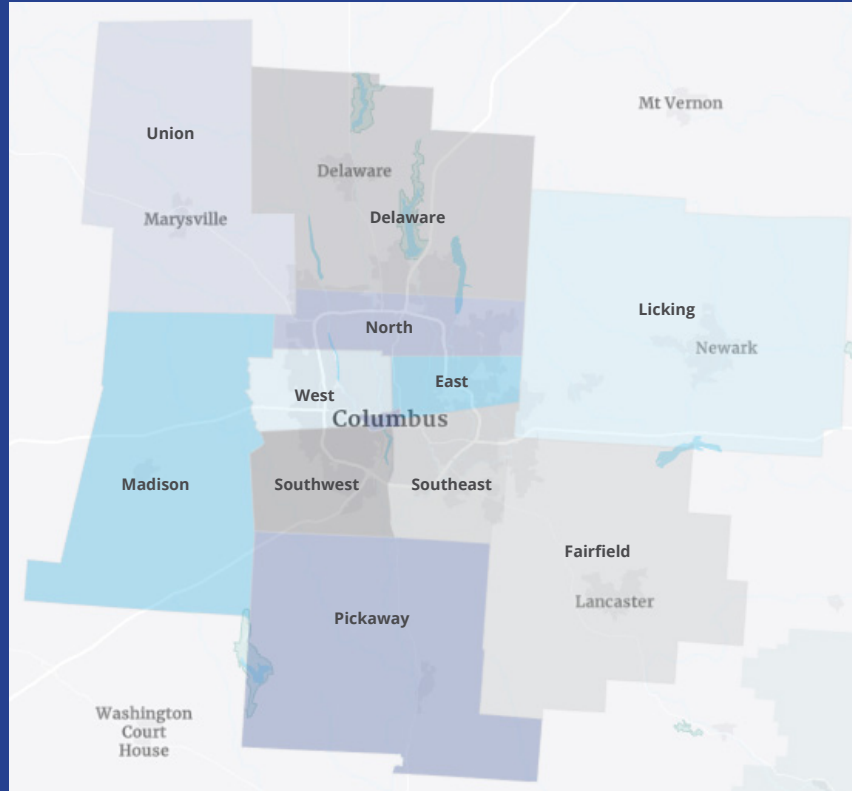


14.2M
General Bulk



10.1M
True Bulk

Columbus Industrial Submarkets



Bulk Available Space

Sorted & color coded by available SF.

Property	Available SF	Building Size	Submarket	Owner	Clear Height	> 600k	500-600k	400-500k	300-400k	200-300k	< 200k
70 East Logistics Center	1,272,851	1,272,851	Licking	TPA	40'0"	Black					
714 Bosses Way Bldg 1	1,198,965	1,198,965	Pickaway	Heitman	40'0"	Black					
5235-5251 West Pointe Dr	1,116,015	1,116,015	Southeast	GIC Real Estate	32'0"	Black					
44 Commerce Pkwy	1,090,000	1,090,000	Madison	Stonemont	40'0"	Black					
Red Chip Farms Building B	946,400	946,400	Licking	Red Rock Developments	40'0"	Black					
220 Park West Dr	845,280	845,280	Madison	Stockbridge Capital	40'0"	Black					
Rickenbacker Logistics Park Bldg 5	773,114	773,114	Pickaway	CT Realty	40'0"	Black					
US 40 Gateway Logistics Center	747,520	747,520	Madison	Core5	40'0"	Black					
71 North Commerce Center	707,940	707,940	North	HM Industrial	36'0"	Black					
3755 Hayes Rd	640,640	640,640	Southeast	CA Ventures	36'0"	Black					
Castings Commerce Park Bldg 1	599,040	599,040	CBD	Stonemont	40'0"		Grey				
840 Hilliard Rome Rd	551,321	551,321	West	TPA	40'0"						
7915 Smith's Mill Rd	542,737	542,737	Licking	Neyer Properties	36'0"						
Winchester 527	527,023	527,023	Southeast	Becknell	40'0"						
525-9850 Innovation Campus Way	524,524	524,524	Licking	VanTrust	40'0"						
0 Robinett Way, Canal Pointe A	450,438	450,438	Fairfield	Molto	36'0"			Yellow			
0 Horizon Court Bldg 1	448,091	448,091	Licking	Lincoln Property	36'0"			Yellow			
521 Exchange Way	437,146	1,194,865	Pickaway	VanTrust	40'0"			Yellow			
1489 Rohr Rd	416,091	1,056,103	Southeast	Trident Capital Goup	40'0"			Yellow			
0 Robinett Way, Canal Pointe B	374,402	374,402	Fairfield	Molto	36'0"				Red		
5765 Green Pointe Dr N	358,760	358,760	Southeast	Prologis	32'0"				Red		
200 Park West Dr	340,500	712,000	Madison	Ambrose	40'0"				Red		
1948 Norton Rd	332,515	332,515	Southwest	VanTrust	32'0"				Red		
4450 S Hamilton Rd	327,200	327,200	Southeast	Olympus	32'0"				Red		
6500 Pontius Rd	324,493	401,200	Southeast	6500 Pontius Road Inc.	36'0"				Red		
2155 Rohr Rd	320,190	320,190	Southeast	LXP Industrial Trust	36'0"				Red		
9224 Intermodal Ct N	303,850	482,220	Pickaway	Prologis	32'0"				Red		
1800 US 42	292,500	292,500	Madison	Smith Lane	32'0"					Light Blue	
1800 Deffenbaugh Ct	291,400	291,400	East	Scannell	32'0"					Light Blue	
6730 Prushing Farms Bldg A	288,172	288,172	Southeast	Pinchal	32'0"					Light Blue	
167-183 Heritage Dr	264,420	766,633	Licking	EQT Exeter	32'0"					Light Blue	
Edge Industrial Park Bldg 2	255,000	255,000	Licking	Robert Leveck	32'0"					Light Blue	
Cubes at Etna D	250,020	250,020	Licking	CRG	36'0"					Light Blue	
910 Hilliard Rome Rd Bldg 3	248,592	248,592	West	TPA	32'0"					Light Blue	
1575 Rail Southern Ct	227,663	518,863	Southeast	Prologis	40'0"					Light Blue	
5820 Opus Dr	225,504	470,379	Southeast	Prologis	36'0"					Light Blue	
8200 Smith's Mill Rd	218,457	218,457	Licking	Neyer Properties	32'0"					Light Blue	
0 Stelzer Rd	207,480	207,480	East	Weston	32'0"					Light Blue	
392-488 Outerbelt St	205,000	205,000	East	Crawford Hoying	32'0"					Light Blue	
2525 Rohr Rd	193,770	412,331	Southeast	Mapletree	28'0"						Purple
4023 Raymond Avenue Bldg 6	174,262	412,364	Pickaway	CT Realty	40'0"						Purple
147-163 Heritage Drive Bldg 4	144,236	410,152	Licking	EQT Exeter	32'0"						Purple

Michael R. Linder, SIOR
614.410.5628
Columbus, OH
michael.linder@colliers.com

Shane E. Woloshan, SIOR
614.410.5624
Columbus, OH
shane.woloshan@colliers.com

Joel R. Yakovac, SIOR
614.410.5654
Columbus, OH
joel.yakovac@colliers.com

Jonathan R. Schuen, SIOR
614.437.4495
Columbus, OH
jonathan.schuen@colliers.com

Kyle M. Ghiloni
614.437.4515
Columbus, OH
kyle.ghiloni@colliers.com