



Bulk Report

Columbus, OH

As of Q3 2023

Modern Bulk Product

90 MSF Total Inventory
 11.09% Total Vacancy Rate
 > Buildings ≥ 200,000 SF with ≥ 28' clear height built ≥ 2000

Industrial Product

333 MSF Total Inventory
 4.38% Direct Vacancy Rate
 > Entire Greater Columbus Industrial Region



Market Inventory
90,057,911 SF



184 Buildings
in the Market



Under Construction
12,735,577 SF



Total Occupancy
80,074,597 SF



Total Vacancy
9,983,314 SF

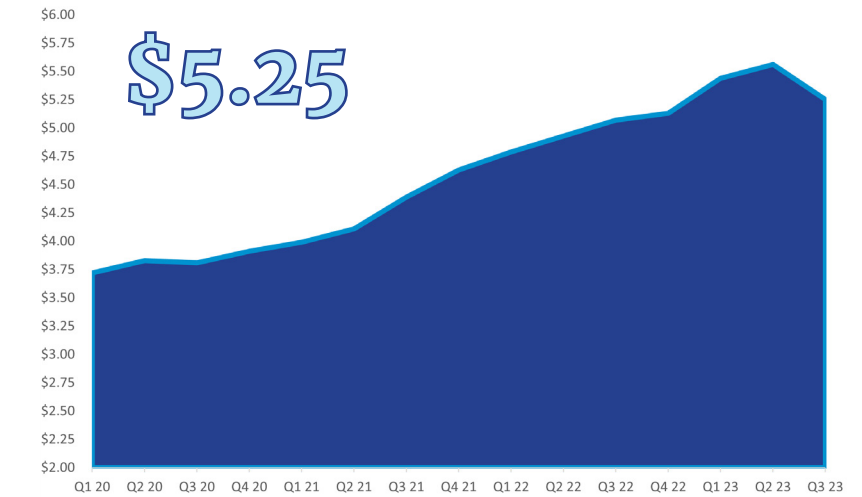


Direct Vacancy Rate
11.09%

Market Highlights | New Deals Q3 2023

Address	Submarket	Tenant/Buyer	Square Feet
8255 Innovation Campus Way (3 Property Sale)	Licking	Exeter	1,062,785
9157 Mink Street	Licking	Hines Global Income Trust, Inc.Chain, Inc.	697,860
9756 Heartland Court	Pickaway	Longpoint	574,560
200 Park West Drive	Madison	GXO Logistics Supply	371,500
8950 Smith's Mill Road	Licking	Aromair Fine Fragrance	119,941

Average Asking Rates PSF



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.

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	2024 Q2
70 East Logistics Center	Etna	Licking	TPA	1,272,851	Spec	2023 Q4
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	861,840	BTS	2024 Q2
DHL Canal Winchester	Canal Winchester	Fairfield	DHL	755,160	BTS	2024 Q2
Castings Commerce Park Bldg 1	Columbus	CBD	Stonemont	599,040	Spec	2023 Q4
840 Hilliard Rome Road	Columbus	West	TPA	551,321	Spec	2023 Q4
Winchester 527	Columbus	Southeast	Becknell	527,023	Spec	2023 Q4
2600 International St Expansion	Columbus	West	Simpson Strong-Tie	318,900	BTS	2025 Q3
1800 US 42	London	Madison	Smith Lane	292,500	Spec	2023 Q4
0 Eastgate Pkwy	Gahanna	East	Scannell	291,400	Spec	2023 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	2023 Q4
2145 Stelzer Road	Columbus	East	America's Floor Source	265,000	BTS	2023 Q4
7103 Green Meadows Dr Bldg 2	Lewis Center	Delaware	ATS	255,778	BTS	2023 Q4
Cubes at Etna D	Etna	Licking	CRG	250,020	Spec	2024 Q2
910 Hilliard Rome Road	Columbus	West	TPA	248,592	Spec	2023 Q4
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	Q3 2023 Construction Completions
CBD	2	-	822,040	-	-	0.00%	0.00%	
East	9	1,358,723	968,880	-	-	0.00%	0.00%	
Fairfield	4	1,034,954	755,160	885,172	825,322	85.53%	79.74%	825,322 (2 projects)
Licking	30	14,421,005	4,164,271	1,998,229	1,733,809	13.86%	12.02%	218,457 (1 project)
Madison	13	10,362,440	3,292,500	2,178,020	1,837,520	21.02%	17.73%	
North	5	2,185,908	-	707,940	707,940	32.39%	32.39%	
Delaware	5	1,632,920	255,778	-	-	0.00%	0.00%	202,165 (1 project)
Pickaway	17	12,551,620	-	1,373,227	1,198,965	10.94%	9.55%	1,198,965 (1 project)
Southeast	81	40,389,219	1,677,035	2,508,211	967,840	6.21%	2.40%	
Southwest	13	4,192,378	-	332,515	332,515	7.93%	7.93%	
Union	2	1,635,000	-	-	-	0.00%	0.00%	1,280,000 (1 project)
West	3	293,744	799,913	-	-	0.00%	0.00%	
Total	184	90,057,911	12,735,577	9,983,314	7,603,911	11.09%	8.44%	3,724,909 (6 projects)

Vacancy Rate Comparison

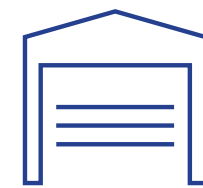


11.09%
General Bulk



8.44%
True Bulk

Overall Vacancy Comparison (in SF)

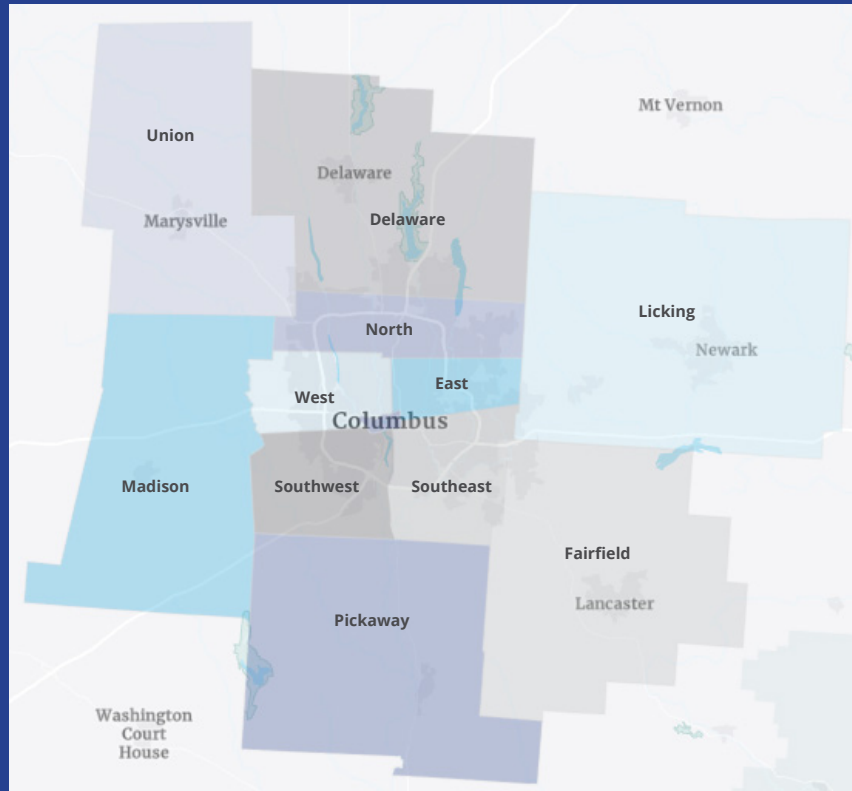


9.9M
General Bulk



7.6M
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					
521 Exchange Way	1,194,865	1,194,865	Pickaway	VanTrust	40'0"	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					
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 Road	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 Road	551,321	551,321	West	TPA	40'0"		Grey				
7915 Smith's Mill Road	542,737	542,737	Licking	Neyer Properties	36'0"		Grey				
Winchester 527	527,023	527,023	Southeast	Becknell	40'0"		Grey				
525-9850 Innovation Campus	524,524	524,524	Licking	VanTrust	40'0"		Grey				
1489 Rohr Road	511,851	1,056,103	Southeast	Trident Capital Goup	40'0"		Grey				
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			
0 Robinett Way, Canal Pointe B	374,402	374,402	Fairfield	Molto	36'0"				Red		
5765 Green Pointe Drive N	358,760	358,760	Southeast	Prologis	32'0"				Red		
200 Park West Drive	340,500	712,000	Madison	Ambrose	40'0"				Red		
1948 Norton Road	332,515	332,515	Southwest	VanTrust	32'0"				Red		
4450 S Hamilton Road	327,200	327,200	Southeast	Olympus	32'0"				Red		
6500 Pontius Road	324,493	401,200	Southeast	6500 Pontius Road Inc.	36'0"				Red		
2155 Rohr Road	320,190	320,190	Southeast	LXP Industrial Trust	36'0"				Red		
1800 US 42	292,500	292,500	Madison	Smith Lane	32'0"					Light Blue	
1800 Deffenbaugh Court	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 Drive	264,420	766,633	Licking	EQT Exeter	32'0"					Light Blue	
Cubes at Etna D	250,020	250,020	Licking	CRG	36'0"					Light Blue	
910 Hilliard Rome Road Bldg 3	248,592	248,592	West	TPA	32'0"					Light Blue	
1575 Rail Southern Court	227,663	518,863	Southeast	Prologis	40'0"					Light Blue	
5820 Opus Drive	225,504	470,379	Southeast	Prologis	36'0"					Light Blue	
8200 Smith's Mill Road	218,457	218,457	Licking	Neyer Properties	32'0"					Light Blue	
0 Stelzer Road	207,480	207,480	East	Weston	32'0"					Light Blue	
392-488 Outerbelt Street	205,000	205,000	East	Crawford Hoying	32'0"					Light Blue	
4023 Raymond Avenue Bldg 6	174,262	412,364	Pickaway	CT Realty	40'0"						Purple
3188 Toy Road	153,975	260,729	Southeast	Molto	32'0"						Purple
147-163 Heritage Drive Bldg 4	144,236	410,152	Licking	EQT Exeter	32'0"						Purple
2525 Rohr Road	96,885	412,331	Southeast	Mapletree	32'0"						Purple
8820 Smiths Mill Road	96,096	264,000	Licking	Pizzuti	30'0"						Purple
4712-4760 Poth Road	77,565	259,800	East	Blackstone Real Estate	32'0"						Purple
10013 Busey Road	59,850	209,632	Fairfield	Tenby	32'0"						Purple
2353 Global Drive	50,660	236,145	Southeast	The RMR Group	32'0"						Purple

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