



Bulk Report

Columbus, OH

As of Q1 2023

Modern Bulk Product

83 MSF Total Inventory
 11.56% Total Vacancy Rate
 > Buildings ≥ 200,000 SF with ≥ 28' clear height built ≥ 2000

Industrial Product

325 MSF Total Inventory
 3.86% Direct Vacancy Rate
 > Entire Greater Columbus Industrial Region



Market Inventory
83,004,864 SF



174 Buildings
in the Market



Under Construction
12,590,068 SF



Total Occupancy
73,406,992 SF



Total Vacancy
9,597,872 SF



Total Vacancy Rate
11.56%

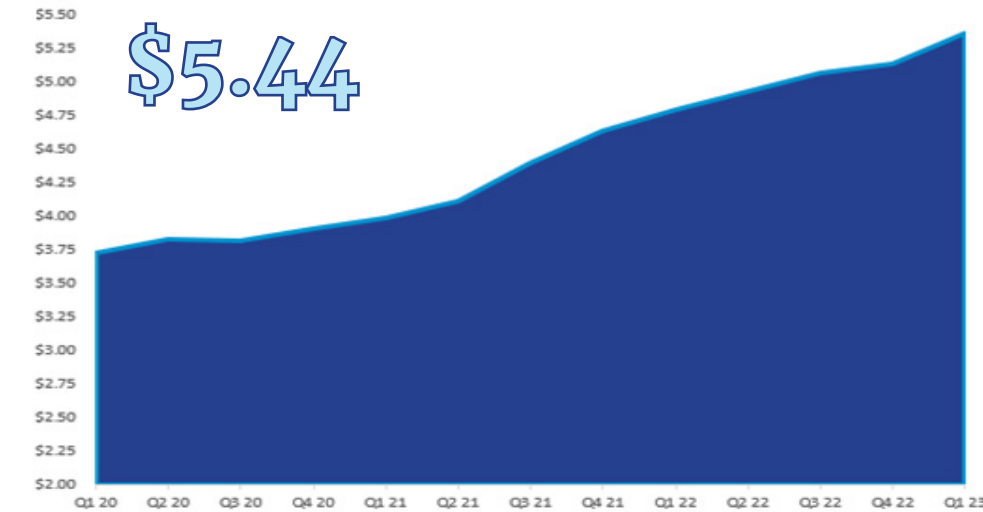
Market Highlights | New Deals Q1 2023

Address	Submarket	Tenant	Square Feet
3188 Toy Road	Southeast	Ferguson	106,715
2315 Creekside Parkway	Southeast	Fastenal	24,296

Bold denotes a bulk lease (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
0 Industrial Pkwy	Marysville	Union	Crawford Hoying	1,280,000	BTS	2023 Q3
70 East Logistics Center	Etna	Licking	TPA	1,272,851	Spec	2023 Q3
714 Bosses Way Bldg 1	Commercial Point	Pickaway	Heitman	1,198,616	Spec	2023 Q2
Intel Chip Factory	Johnstown	Licking	Intel	750,000	BTS	2025 Q3
200 Park West Drive Bldg 1	West Jefferson	Madison	Ambrose	712,000	Spec	2023 Q2
Castings Commerce Park Bldg 1	Columbus	CBD	Stonemont	599,040	Spec	2023 Q4
1594 London Groveport Road	Lockbourne	Southeast	Pinchal	564,300	BTS	2023 Q2
840 Hilliard Rome Road	Columbus	West	TPA	550,000	Spec	2023 Q3
7915 Smith's Mill Road	New Albany	Licking	Neyer Properties	542,737	Spec	2023 Q2
Winchester 527	Columbus	Southeast	Becknell	527,023	Spec	2023 Q4
1575 Rail Southern Court	Columbus	Southeast	Prologis	518,863	Spec	2023 Q2
0 Robinett Way Canal Pointe A	Canal Winchester	Fairfield	Molto	450,438	Spec	2023 Q2
0 Horizon Ct Bldg 1	New Albany	Licking	Lincoln Property	448,091	Spec	2023 Q2
0 Robinett Way, Canal Pointe B	Canal Winchester	Fairfield	Molto	374,402	Spec	2023 Q2
1948 Norton Road	Columbus	Southwest	VanTrust	332,515	Spec	2023 Q2
1800 US 42	London	Madison	Smith Lane	292,500	BTS	2023 Q4
0 Eastgate Pkwy	Gahanna	East	Scannell	291,400	Spec	2023 Q3
14549 Worthington Rd NW	New Albany	Licking	Amgen	270,000	BTS	2023 Q3
0 Stelzer Road	Columbus	East	Daimler	265,000	BTS	2023 Q4
910 Hilliard Rome Road	Columbus	West	TPA	259,260	Spec	2023 Q3
7103 Green Meadows Dr Bldg 2	Lewis Center	Delaware	ATS	255,778	BTS	2023 Q4
8200 Smith's Mill Road	New Albany	Licking	Neyer Properties	218,457	Spec	2023 Q2
10013 Busey Road	Canal Winchester	Fairfield	Tenby	209,632	Spec	2023 Q2
Innopak BTS	Delaware	Delaware	Bridge Investment Group	202,165	Spec	2023 Q3

General Bulk vs. True Bulk

We believe that it is incredibly important to show a true representation of the bulk market here 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		Existing Inventory	Under Construction	General Bulk Vacancy	True Bulk Vacancy	General Bulk Vacancy Rate	True Bulk Vacancy Rate	Q1 2023 Construction Completions
CBD	1	-	599,040	-	-	0.00%	0.00%	-
East	8	1,358,723	758,565	-	-	0.00%	0.00%	-
Fairfield	3	-	1,034,472	-	-	0.00%	0.00%	-
Licking	26	13,211,720	3,232,136	2,417,165	2,297,224	18.30%	17.39%	697,860 (1 project)
Madison	12	9,650,440	1,004,500	1,837,520	1,837,520	19.04%	19.04%	747,520 (1 project)
North	6	2,185,908	270,000	707,940	707,940	32.39%	32.39%	707,940 (1 project)
Delaware	5	1,430,755	460,778	-	-	0.00%	0.00%	-
Pickaway	17	11,352,655	1,198,616	2,396,776	2,222,514	21.11%	19.58%	2,038,767 (3 projects)
Southeast	79	39,306,056	1,610,186	2,238,471	2,023,943	5.69%	5.15%	461,700 (1 project)
Southwest	12	3,859,863	332,515	-	-	0.00%	0.00%	-
Union	2	355,000	1,280,000	-	-	0.00%	0.00%	-
West	3	293,744	809,260	-	-	0.00%	0.00%	-
Total	174	83,004,864	12,590,068	9,597,872	9,089,141	11.56%	10.95%	4,653,787 (7 projects)

Asking Rate Comparison

\$5.44
General Bulk

\$5.17
True Bulk

Vacancy Rate Comparison

11.56%
General Bulk

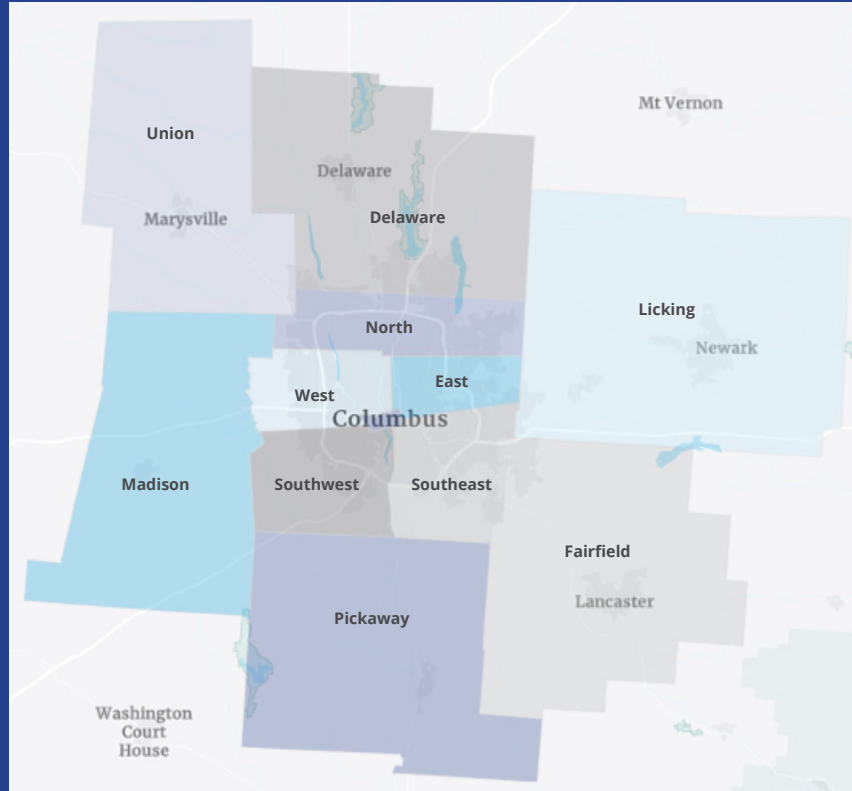
10.95%
True Bulk

Overall Vacancy Comparison (in SF)

9.6M
General Bulk

9.0M
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"	█					
714 Bosses Way Bldg 1	1,198,616	1,198,616	Pickaway	Heitman	40'0"	█					
521 Exchange Way	1,194,865	1,194,865	Pickaway	VanTrust	40'0"	█					
44 Commerce Pkwy	1,090,000	1,090,000	Madison	Stonemont	40'0"	█					
0 Hazelton Etna Road	1,074,840	1,074,840	Licking	CRG	40'0"	█					
1489 Rohr Road	1,056,103	1,056,103	Southeast	Trident Capital	40'0"	█					
4229 Raymond Ave Bldg 7	1,027,649	1,027,649	Pickaway	CT Realty	40'0"	█					
US 40 Gateway Logistics	747,520	747,520	Madison	Core5	40'0"	█					
200 Park West Drive	712,000	712,000	Madison	Ambrose	40'0"	█					
71 North Commerce Center	707,940	707,940	North	HM Industrial	40'0"	█					
C5 I-70 Logistics Center	697,860	697,860	Licking	Core5	40'0"	█					
3755 Hayes Rd	640,640	640,640	Southeast	CA Ventures	36'0"	█					
Castings Commerce Park Bldg	599,040	599,040	CBD	Stonemont	40'0"		█				
840 Hilliard Rome Rd	550,000	550,000	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	524,524	524,524	Licking	VanTrust	40'0"		█				
1575 Rail Southern Court	518,863	518,863	Southeast	Prologis	40'0"		█				
0 Robinett Way Canal Pointe A	450,438	450,438	Fairfield	Molto	36'0"			█			
0 Horizon Court Bldg 1	448,091	448,091	Licking	Lincoln Property	36'0"			█			
0 Robinett Way, Canal Pointe B	374,402	374,402	Fairfield	Molto	36'0"				█		
1948 Norton Road	332,515	332,515	Southwest	VanTrust	32'0"				█		
4450 S Hamilton Road	327,200	327,200	Southeast	Olympus	32'0"				█		
1800 US 42	292,500	292,500	Madison	Smith Lane	32'0"					█	
1800 Deffenbaugh Court	291,400	291,400	East	Scannell	32'0"					█	
167-183 Heritage Drive	264,420	766,633	Licking	EQT Exeter	32'0"					█	
910 Hilliard Rome Road Bldg 3	259,260	259,260	West	TPA	32'0"					█	
8200 Smith's Mill Road	218,457	218,457	Licking	Neyer Properties	32'0"					█	
10013 Busey Rd	209,632	209,632	Fairfield	Tenby	32'0"					█	
2190 W Creekside Pky	177,050	766,571	Southeast	EQT Exeter	28'0"						█
4023 Raymond Ave Bldg 6	174,352	412,364	Pickaway	CT Realty	40'0"						█
3188 Toy Rd	153,975	260,729	Southeast	Molto	32'0"						█
8950 Smith's Mill Rd	119,941	315,385	Licking	VanTrust	32'0"						█
2525 Rohr Rd	96,885	412,331	Southeast	Mapletree	32'0"						█
2500 Creekside Pky	60,553	253,764	Southeast	Olympus	30'0"						█

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