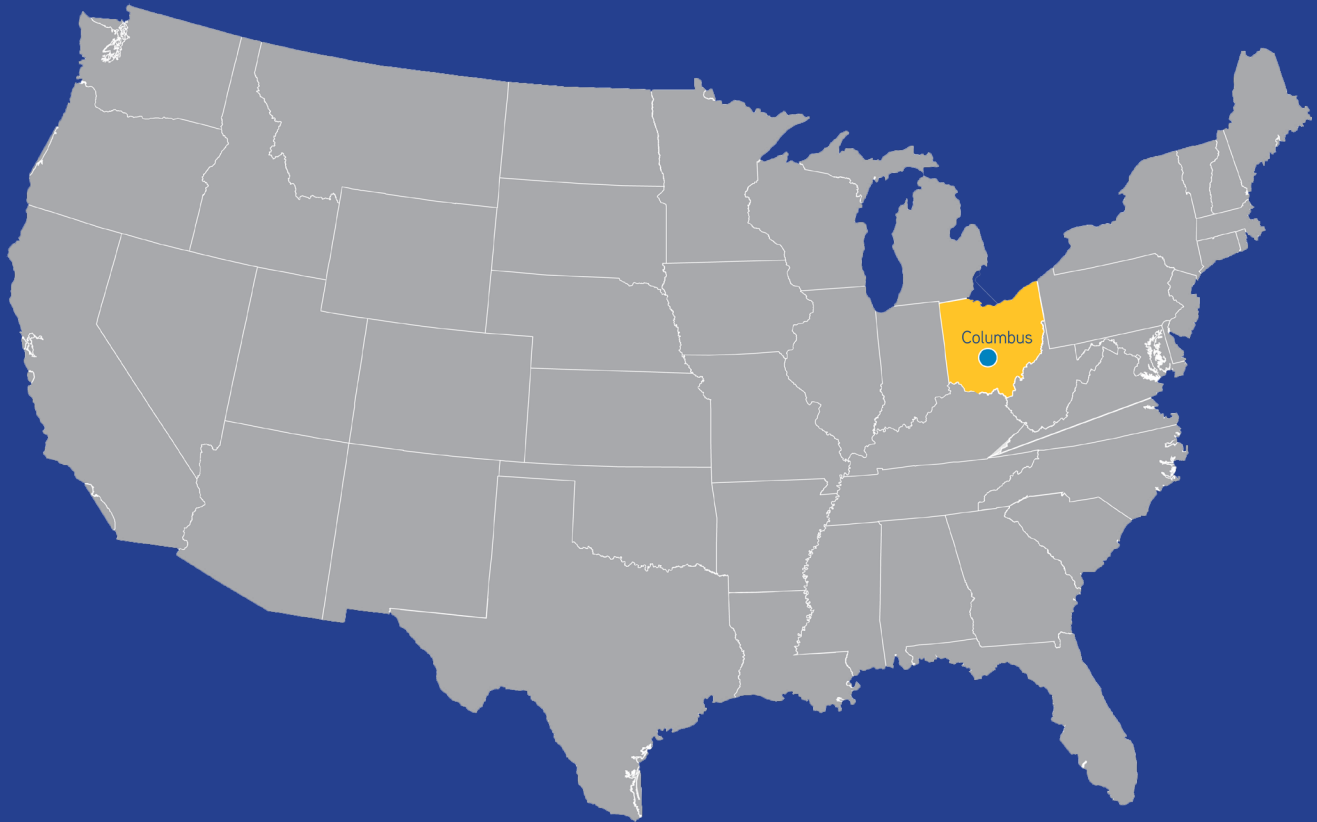


# Bulk Report

## Columbus, OH

As of Q4 21



### Modern Bulk Product

84 MSF Total Inventory  
2.73% Total Vacancy Rate  
> Buildings  $\geq$  200,000 SF with  $\geq$  28' clear height

### Industrial Product

267 MSF Total Inventory  
2.16% Total Vacancy Rate  
> Entire Greater Columbus Industrial Inventory

# Modern Bulk Universe Snapshot\*



Market Inventory  
> 84,632,640 SF



In the Market  
> 163 Buildings



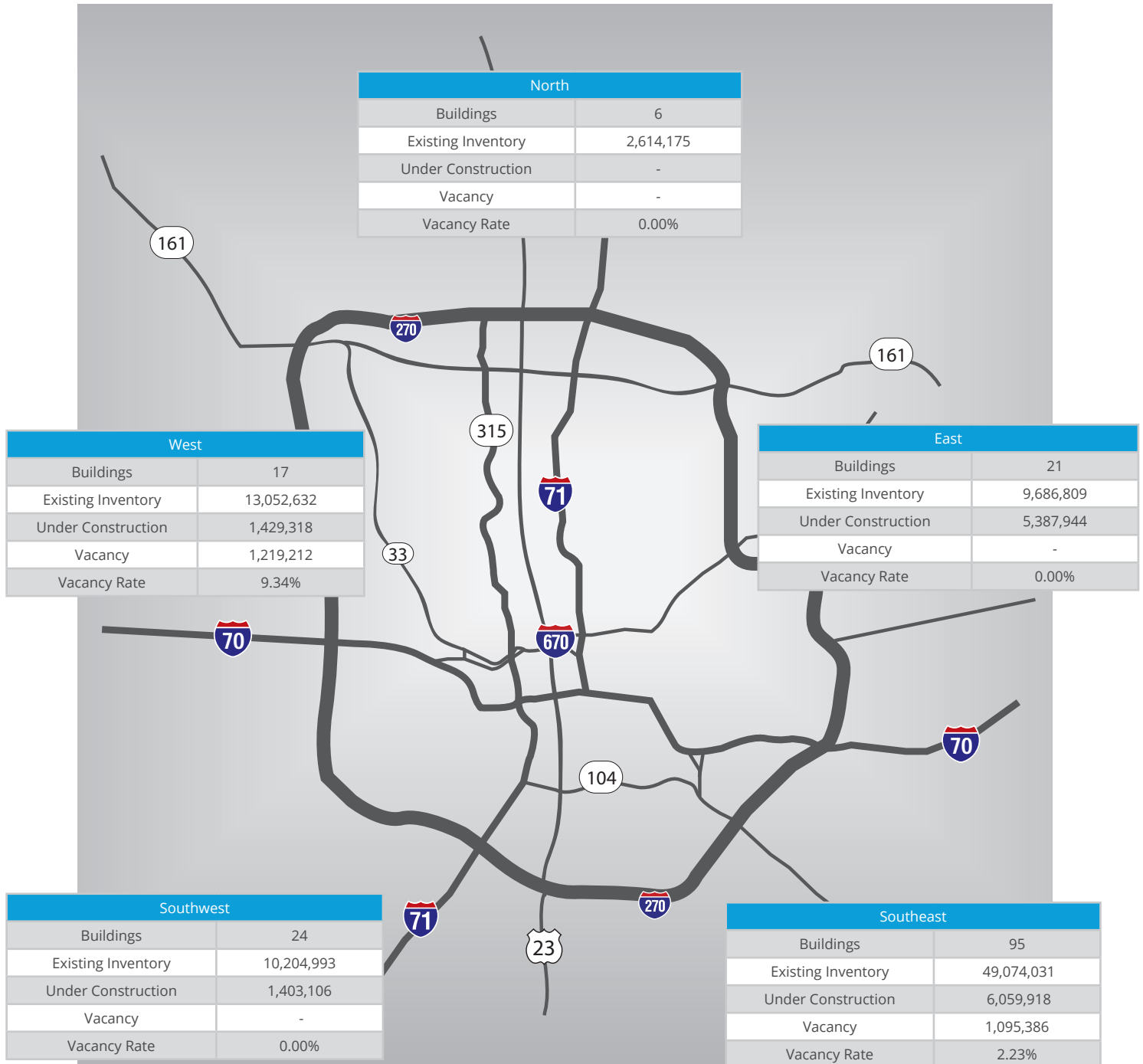
Total Occupancy  
> 82,318,042 SF



Total Vacancy  
> 2,314,598 SF



Vacancy Rate  
> 2.73%



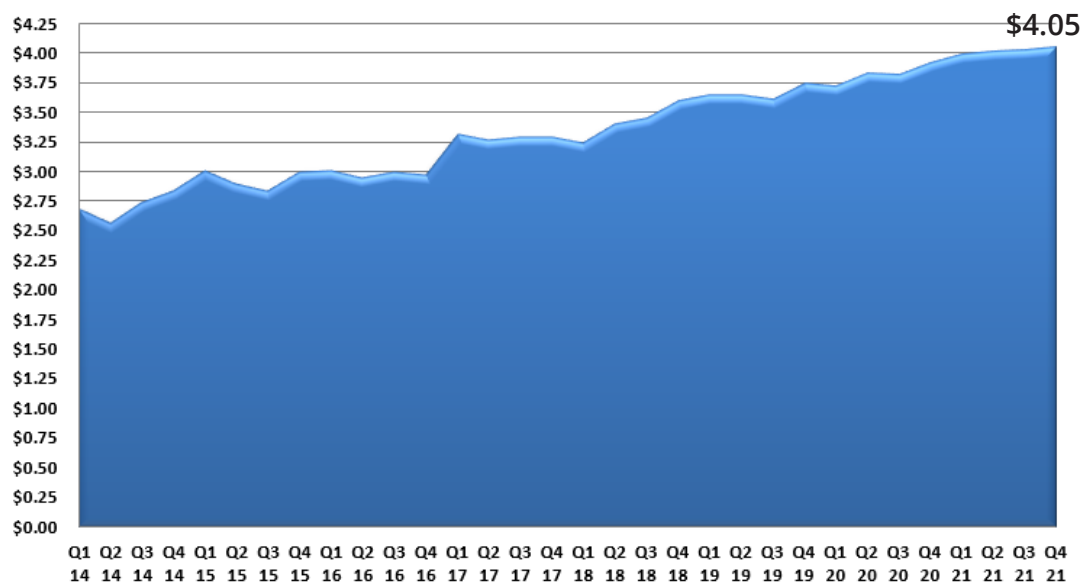
\*including speculative projects currently under construction

# 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	New	1,232,149	Apr-20
5235 West Pointe Drive	Southeast	TJX Companies	New	1,166,015	Nov-20
1260 London Groveport Road	Southeast	Amazon	New	1,059,000	Jul-20
517 Exchange Way	Southwest	Bath and Body Works	New	1,022,380	Apr-21
220 Park West Drive	West	Honeywell	New	845,280	Mar-21
1020 Enterprise Pkwy.	West	JOANN Fabrics & Crafts	New	832,600	Feb-21
4077 Airbase Road	Southeast	TJX Companies	New	742,140	Apr-21
0 Tollgate Road	East	FedEx	New	587,500	May-21
1417 Rail Southern Ct.	Southeast	Exel Inc	New	582,400	Jul-21
4400 S. Hamilton Road	Southeast	KDC US Holdings	New	566,981	Nov-20
6200 Winchester Blvd.	Southeast	DHL	New	555,925	Apr-21
6400 State Route 29	West	Amazon	New	517,220	Nov-20
2235 Spiegel Drive	Southeast	NFI	New	516,174	Jun-21
1450 Commodity Blvd.	Southeast	ODW Logistics	New	500,000	May-20
1225 Southgate Pkwy.	East	Whiplash Logistics	New	437,589	Nov-21
5999 Bixby Road	Southeast	Covetrus Inc.	New	436,079	Apr-21
4337 Airbase Road	Southeast	GEODIS	New	404,640	Apr-21
1120 Morrison Road	East	Amazon	Sublease	383,000	Apr-21
2652 Fisher Road	West	Rogue Fitness	New	361,200	Jul-20
6500 Adelaide Ct.	Southeast	Mckesson	New	354,676	Nov-20
5275 Centerpoint Pkwy.	Southeast	Shiseido Americas	New	323,571	Jun-20
2829 Rohr Road	Southeast	Hormel Foods	New	313,792	Jan-20
4458 Alum Creek Drive	Southeast	NFI	New	306,000	Feb-21

## Average Asking Rates Per SF

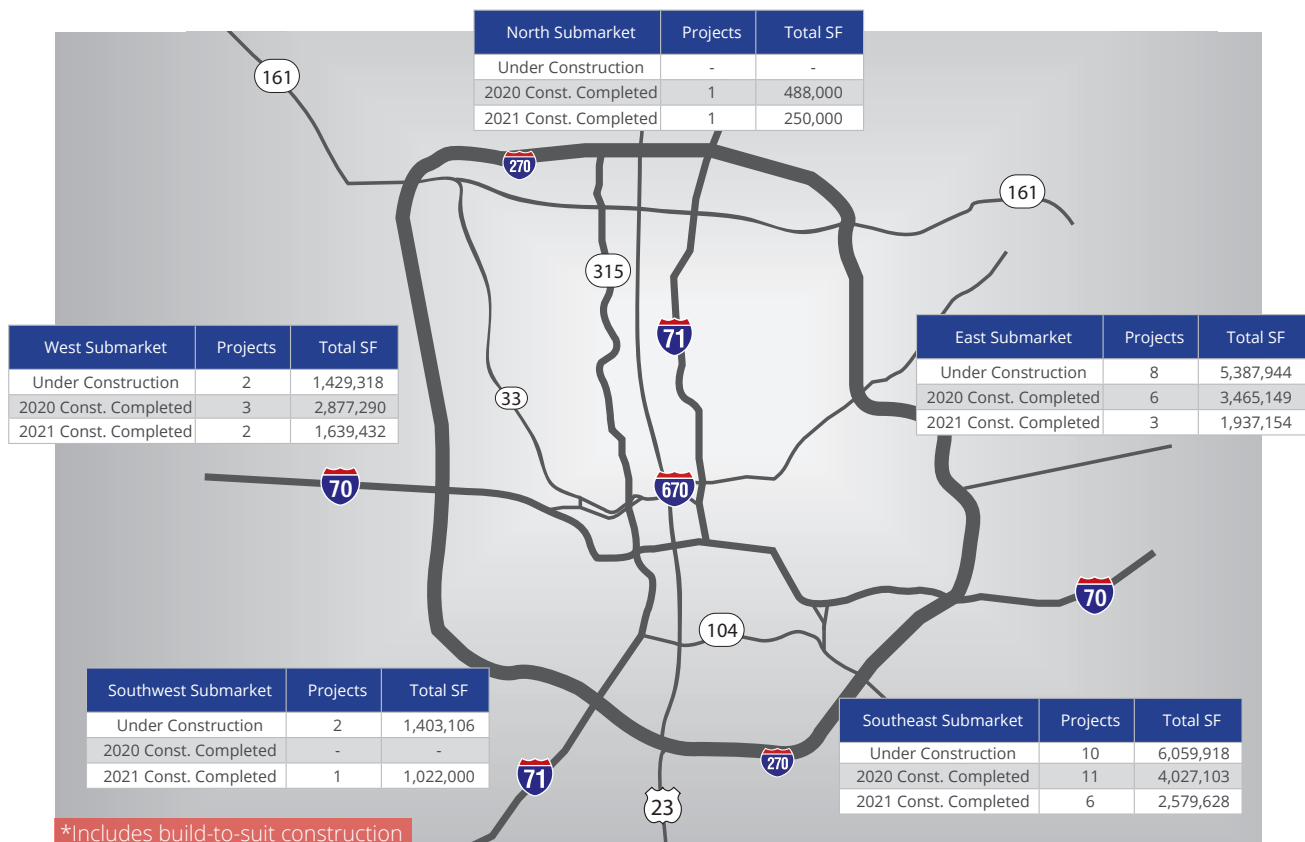


# Modern Bulk Available Space

Property	Building Size	Available SF	Submarket	Owner	Clear Height	> 600K	500-600K	400-500K	300-400K	200-300K	100-200K	< 100K
0 Exchange Way	1,194,865	1,194,865	Southwest	VanTrust	40'	●						
70 Enterprise Pkwy.	1,126,928	1,126,928	West	Core5	40'	●						
Red Chip Farms Bldg A	1,092,000	1,092,000	East	Red Rock	40'	●						
4 Commerce Pkwy.	1,090,000	1,090,000	West	Pizzuti/Stonemont	40'	●						
0 Hazelton Etna Rd	1,074,840	1,074,840	East	CRG	40'	●						
1489 Rohr Road	1,055,686	1,055,686	Southeast	Trident Capital	40'	●						
4611 Airbase Road - 7	1,027,964	1,027,964	Southeast	CT Realty	40'	●						
3099 Rohr Road	717,717	717,717	Southeast	LBA Logistics	32'	●						
9157 Mink St.	697,860	697,860	East	Core5	36'	●						
2750 Creekside Pkwy.	643,039	643,039	Southeast	Realty Income	28'	●						
0 Pontius Road	640,640	640,640	Southeast	CA Ventures	36'	●						
4611 Airbase Road - 3a	598,754	598,754	Southeast	CT Realty	40'		●					
1594 London Groveport Road	584,000	584,000	Southeast	Pinchal & Co	40'		●					
RFLP Site F	572,400	572,400	Southeast	Duke	40'		●					
4611 Airbase Road - 6	412,364	412,364	Southeast	CT Realty	40'			●				
200 Arrowhead Blvd.	400,522	400,522	East	Lexington Realty Trust	30'			●				
0 Innovation Campus Way	354,640	354,640	East	Scannell	36'				●			
3100 Creekside Pkwy.	340,049	340,049	Southeast	Plymouth Industrial	28'				●			
4450 S. Hamilton Road	324,000	324,000	Southeast	Olympus Ventures	32'				●			
8640 Global Way	303,219	303,219	East	Exeter	36'				●			
3188 Toy Road	260,690	260,690	Southeast	Molto Properties	32'					●		
191 Arrowhead Blvd.	250,410	250,410	East	Lexington Realty Trust	28'					●		
6275 Seeds Road	208,241	100,000-208,241	Southwest	Becknell	32'					●	●	
New Albany 315	315,385	195,015	East	VanTrust	36'						●	
5820 Opus Drive	470,379	181,190	Southeast	Prologis	36'						●	
5730 Saltzgaber Road	247,500	87,084	Southeast	Hemmer	32'							●
2315 Creekside Pkwy.	253,680	84,616	Southeast	Olympus Ventures	30'							●
6260 Canal Winchester Blvd.	258,346	61,008	Southeast	Opus	32'							●
2500 Creekside Pkwy.	253,679	60,400	Southeast	Olympus Ventures	28'							●

# Modern Bulk Construction Snapshot\*

Currently Under Construction						
Project Name	City	Submarket	Owner/Developer	Project Size (SF)	Spec Or BTS	Completion Date
Rickenbacker Exchange 2	Commercial Point	Southwest	VanTrust	1,194,865	Spec	Q2 2022
Red Chip Farms Building A	Etna	East	Red Rock	1,092,000	Spec	Q2 2022
Pizzuti West Jefferson 1	West Jefferson	West	Pizzuti	1,090,000	Spec	Q2 2022
The Cubes at Etna - Building E	Etna	East	CRG	1,074,840	Spec	Q3 2022
The RIC	Lockbourne	Southeast	Trident Capital	1,055,686	Spec	Q3 2022
Rickenbacker Logistics Park 7	Columbus	Southeast	CT Realty	1,027,964	Spec	Q4 2022
Amazon	New Albany	East	VanTrust	800,000	BTS	Q1 2022
Owens Corning	Heath	East	VanTrust	750,000	BTS	Q1 2022
C5 I-70 Logistics Center	Etna	East	Core5	697,860	Spec	Q3 2022
CA Ventures Rickenbacker	Columbus	Southeast	CA Ventures	640,640	Spec	Q3 2022
Rickenbacker Logistics Park 3a	Columbus	Southeast	CT Realty	598,754	Spec	Q4 2022
1594 London Groveport Rd	Columbus	Southeast	Pinchal	582,720	Spec	Q2 2022
RFLP Rail 8	Columbus	Southeast	Duke	582,400	Spec	Q1 2022
RFLP Site F	Columbus	Southeast	Duke	572,400	Spec	Q3 2022
Rickenbacker Logistics Park 6	Columbus	Southeast	CT Realty	412,364	Spec	Q4 2022
New Albany Innovation Park	New Albany	East	Scannell	354,640	Spec	Q2 2022
Moen Faucets	West Jefferson	West	Exeter	339,318	BTS	Q1 2022
4450 S Hamilton Rd	Columbus	Southeast	Olympus	326,300	Spec	Q2 2022
New Albany 315	New Albany	East	VanTrust	315,385	Spec	Q1 2022
8640 Global Way	Etna	East	Exeter	303,219	Spec	Q1 2022
3188 Toy Road	Obetz	Southeast	Molto Properties	260,690	Spec	Q4 2022
6275 Seeds Road	Columbus	Southwest	Becknell	208,241	Spec	Q2 2022





## What We Do

- Landlord-Seller Representation
- Tenant-Buyer Representation
- Global Corporate Services
- Investment Advisory Services
- Site Acquisition
- Global Supply Chain Solutions
- Property Management
- Construction / Project Management
- Valuation / Appraisal Services
- Market Insight & Research
- Marketing & Graphics Services
- Economic Incentive Procurement

Colliers | Greater Columbus Region  
Two Miranova Pl, Suite 900  
Columbus, OH 43215  
+1 614 436 9800  
[colliers.com/columbus](http://colliers.com/columbus)

**Michael R. Linder, SIOR**

614.410.5628

Columbus, OH

[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

**Shane E. Woloshan, SIOR**

614.410.5624

Columbus, OH

[shane.woloshan@colliers.com](mailto:shane.woloshan@colliers.com)

**Joel R. Yakovac, SIOR**

614.410.5654

Columbus, OH

[joel.yakovac@colliers.com](mailto:joel.yakovac@colliers.com)

**Jonathan R. Schuen, SIOR**

614.437.4495

Columbus, OH

[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

**Kyle M. Ghiloni**

614.437.4515

Columbus, OH

[kyle.ghiloni@colliers.com](mailto:kyle.ghiloni@colliers.com)