



Bulk Report Columbus, OH

As of Q4 22

Modern Bulk Product

89 MSF Total Inventory

6.32% Total Vacancy Rate

> Buildings ≥ 200,000 SF with ≥ 28' clear

Industrial Product

281 MSF Total Inventory

2.09% Total Vacancy Rate

> Entire Greater Columbus Industrial



Market Inventory
89,542,164 SF



In the Market
158 Buildings



Under Construction
12,519,372 SF



Total Occupancy
83,879,431 SF



Total Vacancy
5,662,733 SF

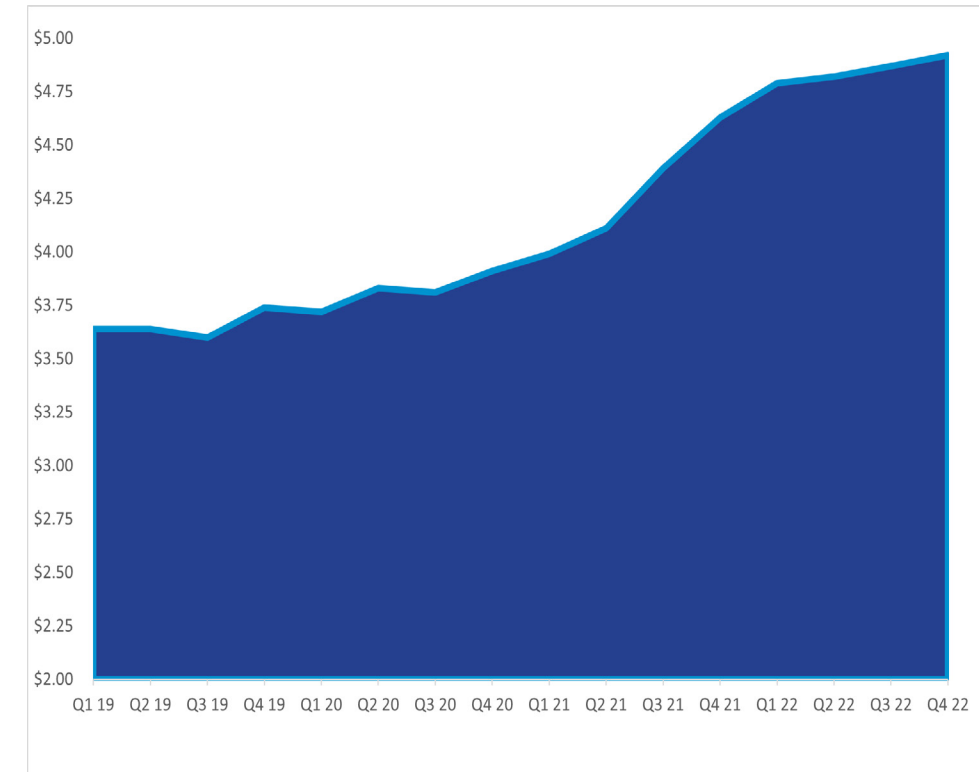


Vacancy Rate
6.32%

Market Highlights | 2022 Significant New Leases

Address	Submarket	Tenant	Square Feet
521 Exchange Way	Pickaway	Hanesbrands Inc.	1,194,865
70 Enterprise Pkwy	Madison	The Home Depot	1,122,212
10302 Transport Street	Pickaway	Brooks	589,754
1594 London Groveport Road	Southeast	ODW Logistics	582,720
9756 Heartland Court	Pickaway	Cardinal Health	572,400
4555 Creekside Pkwy	Southeast	DHL	463,313
3232 Alum Creek Drive	Southeast	Specialized Bicycle	450,000
5820 Opus Drive	Southeast	Hollingsworth	406,694
9885 Innovation Campus Way	Licking	AmplifyBio	354,640
8640 Global Way	Licking	United Healthcare	303,216
8225 Innovation Way	Licking	Intel Corporation	302,400
6201 Green Pointe Drive S	Southeast	Cheryl's & Co	255,070
4023 Raymond Ave	Pickaway	Victory Packaging	238,102
6275 Seeds Road	Southwest	Cardinal Health	208,241

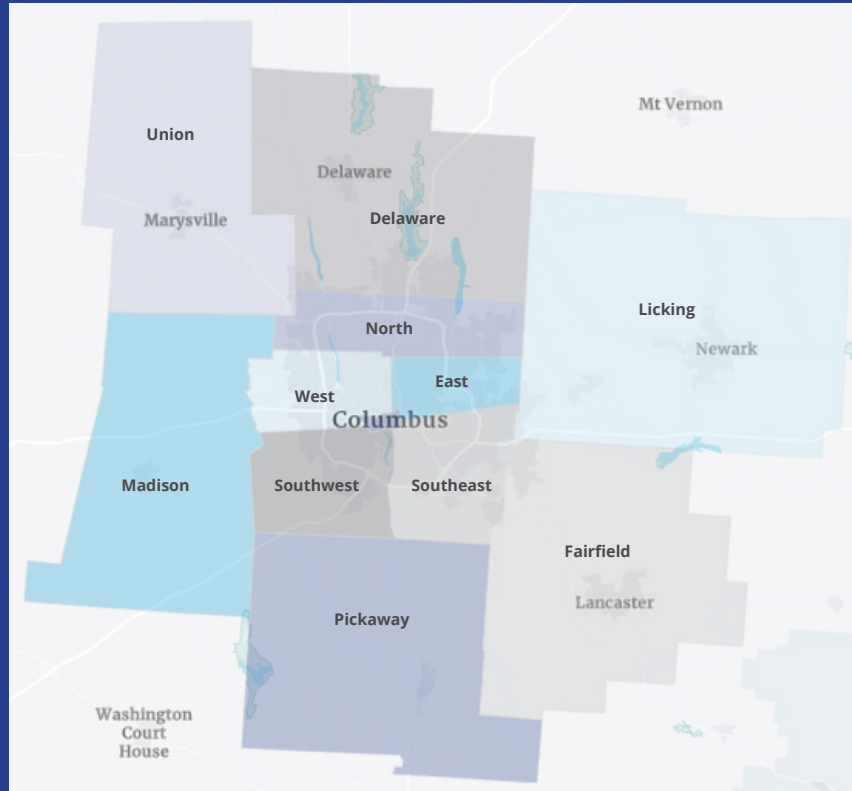
Average Asking Rates PSF



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	1,272,550	Spec	2023 Q3
714 Bosses Way Bldg 1	Commercial Point	Pickaway	Heitman	1,196,000	Spec	2023 Q2
4229 Raymond Ave Bldg 7	Groveport	Pickaway	CT Realty	1,027,964	Spec	2023 Q1
US 40 Gateway Logistics Center Bldg 3	West Jefferson	Madison	Core5	747,520	Spec	2023 Q1
200 Park West Drive Bldg 1	West Jefferson	Madison	Ambrose	712,000	Spec	2023 Q2
C5 I-70 Logistics Center	Etna	Licking	Core5	697,860	Spec	2023 Q1
Castings Commerce Park Bldg 1	Columbus	CBD	Stonemont	599,040	Spec	2023 Q3
10302 Transport Street Bldg 3	Lockbourne	Pickaway	CT Realty	598,754	Spec	2023 Q1
800 E Hilliard Rome Road Bldg 2	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	518,903	Spec	2023 Q2
1465 London Groveport Road	Lockbourne	Southeast	Crane Worldwide	500,000	BTS	2023 Q1
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	332,529	Spec	2023 Q2
0 Eastgate Pkwy	Gahanna	North	Scannell	291,400	Spec	2023 Q2
800 E Hilliard Rome Road Bldg 3	Columbus	West	TPA	259,260	Spec	2023 Q3
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	BTS	2023 Q3

Columbus Submarkets



Submarket Snapshot

Submarket	Buildings	Existing Inventory	Under Construction	Vacancy	Vacancy Rate	Q4 2022 Construction Completions
CBD	1	599,040	599,040	-	0.00%	-
East	1	291,400	291,400	-	0.00%	-
Fairfield	2	1,034,472	1,034,472	-	0.00%	-
Licking	21	13,259,289	3,416,567	817,801	6.17%	2,993,764 (4 projects)
Madison	11	10,362,440	1,459,520	1,090,000	10.52%	215,000 (1 project)
North	9	3,987,133	707,940	-	0.00%	-
Pickaway	15	11,974,410	2,822,718	2,291,841	19.14%	572,400 (1 project)
Southeast	81	40,145,288	1,045,926	1,463,091	3.64%	1,316,376 (2 projects)
Southwest	10	3,984,137	332,529	-	0.00%	-
Union	2	293,744	-	-	0.00%	-
West	6	4,501,251	809,260	-	0.00%	-
Total	158	89,542,164	12,519,372	5,662,733	6.32%	5,097,540 (8 projects)

Bulk Available Space

Property	Building Size	Available SF	Submarket	Owner	Clear Height	> 600k	500-600k	400-500k	300-400k	200-300k
70 East Logistics Way	1,272,550	1,272,550	Licking	TPA	40'0"	█				
714 Bosses Way Bldg 1	1,196,000	1,196,000	Pickaway	Heitman	40'0"	█				
3600 Etna Pkwy	1,092,000	1,092,000	Licking	Red Rock	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	1,055,686	1,055,686	Southeast	Trident Capital	40'0"	█				
4229 Raymond Ave Bldg 7	1,027,964	1,027,964	Pickaway	CT Realty	40'0"	█				
US 40 Gateway Logistics	747,520	747,520	Madison	Core5	40'0"	█				
200 Park West Drive Bldg 1	712,000	712,000	Madison	Ambrose	40'0"	█				
C5 I-70 Logistics Center	697,860	697,860	Licking	Core5	40'0"	█				
3755 Hayes Road	640,640	640,640	Southeast	CA Ventures	36'0"	█				
Castings Commerce Park Bldg	599,040	599,040	CBD	Stonemont	40'0"		█			
800 E Hilliard Rome Road Bldg	550,000	550,000	West	TPA	40'0"		█			
7915 Smith's Mill Road	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	518,903	518,903	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	332,529	332,529	Southwest	VanTrust	32'0"				█	
4450 S. Hamilton Road	324,000	324,000	Southeast	Olympus	32'0"				█	
0 Eastgate Pkwy	291,400	291,400	North	Scannell	32'0"					█
3188 Toy Road	260,069	260,069	Southeast	Molto	32'0"					█
800 E Hilliard Rome Road Bldg	259,260	259,260	West	TPA	32'0"					█
8200 Smith's Mill Road	218,457	218,457	Licking	Neyer Properties	32'0"					█
10013 Busey Road	209,632	209,632	Fairfield	Tenby	32'0"					█

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