



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
9107-9111 Meridian Wy	Tri-Cnty Ind/W Chester	208,120	Fit For Life
3033 Symmes Rd	Tri-Cnty Ind/Hamilton	143,985	Triace
9220 Glades Dr	Tri-Cnty Ind/Hamilton	79,329	Industrial Sorting Services

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
5140 River Valley Rd East Industrial/Milford	\$5,625,000 Sale/Lseback	\$187.50 8.0%	30,000 Class B	G&C Diversified LLC Melink Properties LLC
2475 Wright Blvd Airport Industrial/Hebron	\$11,750,000 Investment	\$90.57 8.0%	129,731 Class A	Black Creek Div Prop Fnd Washington Cap Ptnrs
9899 Sam Neace Dr Florence Ind/Florence	\$1,855,000 Investment	\$84.94 8.0%	218,400 Class A	BCDPF Florence Log Ctr Wim Florence LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
3001 Afton Dr	Batavia	617,760	Duke Realty Corp
75 Logistics Ctr	Middletown	612,730	The Opus Group
115 Enterprise Dr	Hamilton	156,520	DCT Enterprises


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Logistics Park 75	Walton	896,896	Sept. 2019
660 Erlanger Rd	Erlanger	575,700	Nov. 2019
1145 Springdale Comm Pkwy	Springdale	374,675	Nov. 2019


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	3.50%	\$5.15	1,780,767	359,633,370	8,869,590
Q1 2019	3.20%	\$5.11	(738,392)	323,152,375	6,996,148
Q4 2018	3.00%	\$5.07	420,774	322,352,161	7,050,562
Q3 2018	2.60%	\$4.98	2,586,707	321,548,997	6,545,004
Q2 2018	2.70%	\$4.88	1,648,406	319,332,420	6,438,702

 **1,780,767** NET ABSORPTION SF

 **3.50%** VACANCY 11,519,541 SF

 **\$5.15** AVG. ASKING RATE PSF GROSS

 **2,412,735** DELIVERIES 8 Buildings

 **8,869,590** UNDER CONSTRUCTION 19 Buildings

STEWART DEVITT, St. Vice President

During the second quarter of 2019, positive net absorption of 1,780,767 square feet, along with the delivery of vacant new inventory, pushed the overall market vacancy rate up to 3.50%. The Airport Submarket of Northern Kentucky saw the largest decrease in vacancy over the quarter falling from 5.3% in the first quarter of 2019 to 3.9%, with a significant increase in under construction square footage, an increase from 791,684 to 4,076,861 in the second quarter of 2019 Cincinnati has become a desirable home for numerous industrial corporations due to its ideal location and healthy economy.