



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
6198 Green Pointe Dr	Southeast	758,160	Sam's Club
4150 Lockbourne Ind Dr	Southeast	184,000	Terminal Warehouse
6250 Opus Dr	Southeast	52,200	La-Z-Boy

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
1901 Beggrow St Southeast	\$53,198,457 Investment	\$66.30 5.68%	802,390 Class A	Granite REIT Pizzuti
8220 Smiths Mill Rd Licking County	\$23,749,440 Investment	\$89.96 6.50%	264,000 Class A	Dream Industrial REIT Pizzuti
2850 Rohr Rd Southeast	\$14,200,000 Occupied	\$61.92 -	229,333 Class A	Integra Beauty VanTrust

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
9570 Logistics Ct	Pickaway County	972,160	Duke Realty
10 Enterprise Pkwy	Madison County	300,000	Duke Realty


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Mink St	Licking County	1,232,149	Q2 2020
Hazelton-Etna Rd	Licking County	1,200,000	Q1 2020
US 40	Madison County	1,200,000	Q1 2020


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	3.90%	\$3.92	2,311,139	294,480,134	8,214,900
Q1 2019	3.90%	\$3.99	1,070,478	282,306,044	3,580,900
Q4 2018	4.70%	\$3.98	2,221,356	291,414,390	5,014,066
Q3 2018	4.30%	\$4.01	1,320,743	290,128,082	4,945,241
Q2 2018	4.10%	\$3.97	2,429,669	289,668,974	6,120,114

 **2,311,139** NET ABSORPTION SF

 **3.90%** VACANCY
11,583,971 SF

 **\$3.92** AVG. ASKING RATE PSF NET

 **1,303,760** DELIVERIES
2 Buildings

 **8,214,900** UNDER CONSTRUCTION
26 Buildings

MIKE SPENCER, Principal/Broker

With the market experiencing historical low vacancy rates, developers are answering the call with a great deal of spec product being added to all corners of the market. Even with the continued occupier demand we have experienced, we may see pressure on rental rates due to this new development. Investors continue to be bullish on Central Ohio as evidenced from recent acquisitions and overall sentiment with the market's strong fundamentals and logistical advantages. Columbus is leading the Midwest in economic growth.