



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
9107-9111 Meridian Wy	Tri-County/West Chester	208,120	Fit For Life
3033 Symmes Rd	Tri-County/Hamilton	143,985	Triace
3095 McBride Ct	Tri-County/Hamilton	100,000	Stage Stores

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
251-299 Exploration Monroe/Middletown	\$46,870,000 Investment	\$62.00 -	755,911 Class A	Black Creek Group IDI Logistics
10915 Dixie Hwy Walton/Florence/Richwood	\$3,000,000 Investment	\$56.72 -	52,887 Class C	Americo Real Estate Co. Richwood Flea Market
5564 Alan B Shepard St Trenton/Monroe/Middletown	\$6,200,000 Owner/User	\$25.01 -	247,949 Class B	Ohio Logistics Ltd LeSaint Logistics

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
201 Richard Knock Way	Walton	896,896	Knock Investments
3401 Salzman Rd	Monroe	755,160	The Kroger Co.
660 Erlanger Rd	Erlanger	575,650	City of Erlanger


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
200 Wendell H Ford Blvd	Erlanger	2,850,000	May 2021
4805 Aero Pky	Florence	1,070,157	Jun 2020
950 Wenstrup Ln	Walton	630,368	Jul 2020

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	5.10%	\$4.39	3,554,255	257,734,302	6,665,350
Q3 2019	5.40%	\$4.38	2,002,836	258,124,158	8,147,615
Q2 2019	4.70%	\$4.37	(192,235)	261,804,416	10,289,471
Q1 2019	4.10%	\$4.20	(313,199)	259,847,598	8,159,507
Q4 2018	3.80%	\$4.14	720,672	259,627,945	7,320,922

 **3,554,255** NET ABSORPTION SF

 **5.10%** VACANCY 257,734,302 SF

 **\$4.39** AVG. ASKING RATE PSF GROSS

 **2,897,500** DELIVERIES 8 Buildings

 **6,665,350** UNDER CONSTRUCTION 15 Buildings

STEWART DEVITT, Sr. Vice President

Cincinnati's industrial market continues with strong demand and growth. Growth in e-commerce has driven a surge in demand for logistics space and led to a wave of new supply around the airport and along Interstates 71 and 75. With 6.7 million SF of space under construction as of first quarter, Cincinnati now ranks among the most active development markets in the U.S.