



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
9750 Innovation Campus	Licking County	302,400	Hims
2450 Spiegel Dr	Southeast	146,552	Hollingsworth Logistics
3180 Urbancrest Ind Pky	Southwest	137,549	Walmart

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket/City	Type of Sale	Cap Rate	Class	Seller
2450 Creekside Pky	\$38,105,000	\$58.43	652,195	DRA Advisors
Southeast	Investment	6.62%	Class A	Sealy & Co
3099 Rohr Rd	\$45,600,000	\$63.53	717,717	LBA Realty
Southeast	Investment	6.17%	Class A	Link Industrial
9570 Logistics Ct	\$67,000,000	\$68.92	972,160	Heitman
Southeast	Investment	5.52%	Class A	Duke Realty / CRAA

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
6001 Green Pointe Dr	Southeast	400,000	Gap, Inc.
870 Claycraft Rd	Northeast	262,500	Trevi Enterprises
4465 Industrial Center Dr	Southeast	135,000	Cheryl's Cookies


### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
8591 Mink St	Licking County	1,232,149	Q2 2020
1260 London-Groveport Rd	Southeast	1,059,000	Q2 2020
220 Park West Dr	Madison County	845,280	Q2 2020

### TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	5.40%	\$4.16	104,734	302,275,438	10,769,399
Q3 2019	4.60%	\$4.07	1,693,456	298,329,738	9,512,622
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	5,1014,066

 **104,734** NET ABSORPTION SF

 **5.40%** VACANCY 16,263,649 SF

 **\$4.16** AVG. ASKING RATE PSF NET

 **797,500** DELIVERIES 3 Buildings

 **10,769,399** UNDER CONSTRUCTION 28 Buildings

**MIKE SPENCER**, Principal/Broker

Current demand stems from a combination of economic expansion and an increase in e-commerce. Rising rents have not diminished leasing mainly due to occupiers being more concerned with labor access and proximity to customers than their occupancy costs. The Columbus Region still leads the Midwest in economic growth, but rental rates may soften due to the amount of spec projects to be delivered this year. Occupiers will still pay a premium for extremely efficient distribution centers close to the end user, minimizing last mile delivery routes and capitalizing on our logistical and operating cost advantages.