



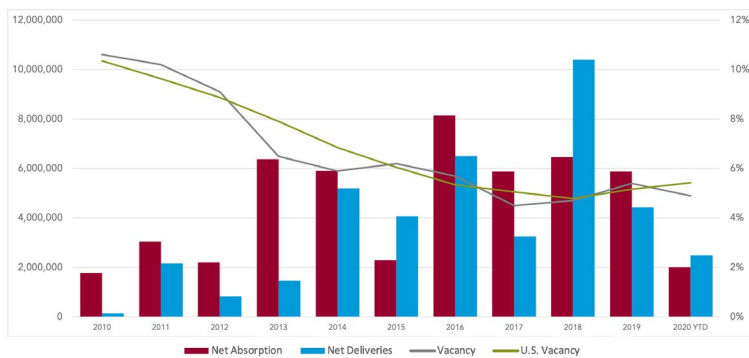
### INDUSTRIAL MARKET OVERVIEW

MIKE SPENCER, SIOR, *Principal*

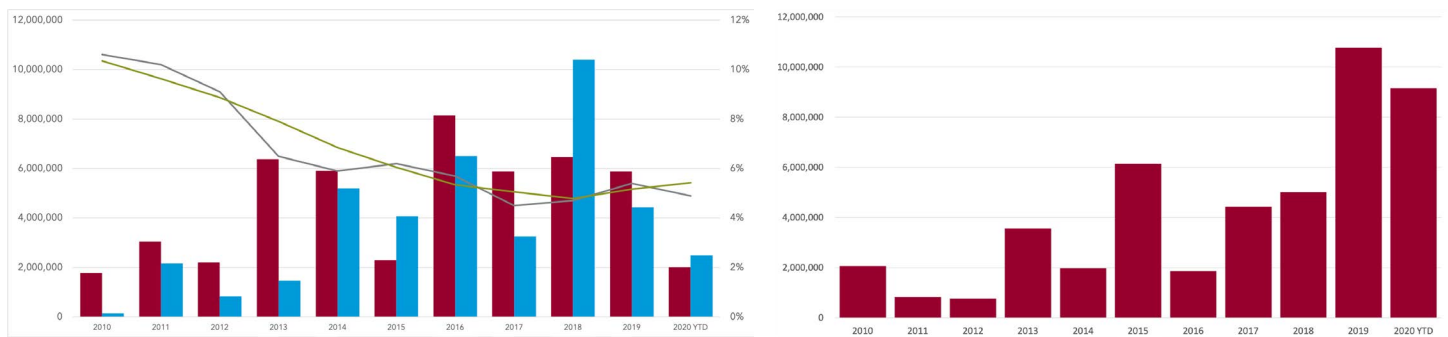
The unprecedented current disruption in the market has obviously slowed the transaction velocity and volume, but deals are still getting done. Distribution space continues to be in high demand, especially for the healthcare, grocery, and consumer staples sectors - and even more so due to the continued growth of Ecommerce. These active occupiers are taking down additional space to meet the supply challenge of critical goods currently facing the nation. The Columbus Region continues to offer logistical and operating cost advantages - helping it weather the storm and face this nation's health crisis head on.

MARKET INDICATORS	Q1 2020	Q4 2019	Q3 2019	Q2 2019	Q1 2019
▲ Net Absorption	2,017,107 SF	104,734 SF	1,693,456 SF	2,311,139 SF	1,070,478 SF
▼ Vacancy Rate	4.90%	5.40%	4.60%	3.90%	3.90%
▼ Avg NNN Asking Rate	\$4.15/SF	\$4.16/SF	\$4.07/SF	\$3.92/SF	\$3.99/SF
▼ Under Construction	9,160,925 SF	10,769,399 SF	9,512,622 SF	8,214,900 SF	3,580,900 SF
▲ Inventory	303,897,620 SF	302,275,438 SF	298,329,738 SF	294,480,134 SF	282,306,044 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
107-123 Heritage Dr Etna, OH	524,187 SF	\$26,000,000 \$49.60/SF	Exeter Prologis	Class A
4800-4900 Poth Rd Whitehall, OH	501,250 SF	\$16,000,000 \$31.92/SF	Glazer's Wine Covington Group	Class B
6959-6969 Alum Creek Dr Columbus, OH	303,000 SF	\$15,500,000 \$51.16/SF	Goldman Sachs Dalfen	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1450 Commodity Blvd Columbus, OH	500,000 SF	Mapletree Investments	ODW Logistics	3PL
2829 Rohr Rd Groveport, OH	313,792 SF	ARES	Hormel Foods	Food Products
4370 Alum Creek Dr Columbus, OH	230,265 SF	Neyer Properties	Hyper Logistics	3PL