



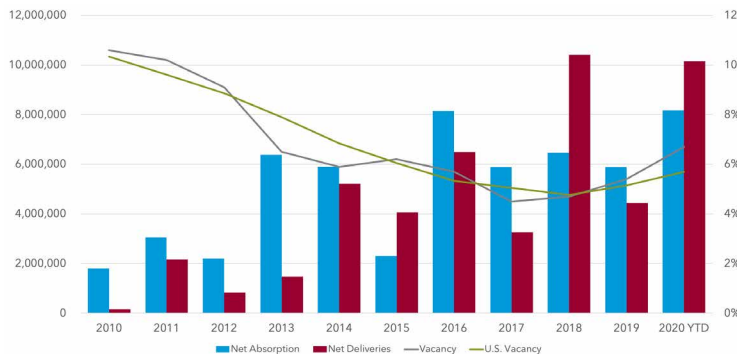
INDUSTRIAL MARKET OVERVIEW

MIKE SPENCER, SIOR, *Principal / Broker*

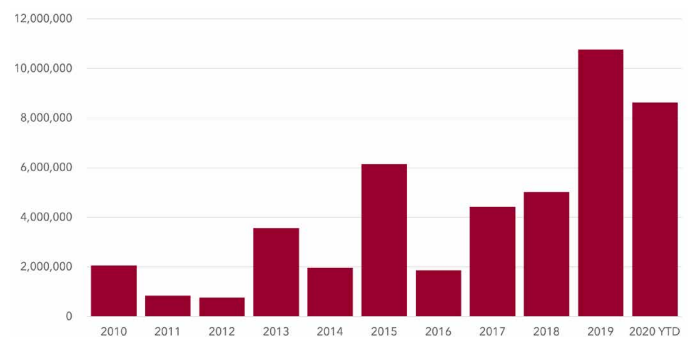
The amount of new projects currently analyzing their market options is an impressive sign of the resilience of the Columbus Region. The strength of investor interest and demand will also be on display as premier properties are put on the sales block in the near term. Even through this unprecedented year, it is a great time to be an industrial owner, especially with the competitive advantages this region has to offer. Analysts have an eye on the national election, but really see no reason to conclude that this demand will let up throughout the remainder of 2020, and should carry well into 2021.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▲ Net Absorption	3,415,040 SF	2,743,083 SF	2,017,107 SF	104,734 SF	1,693,456 SF
▲ Vacancy Rate	6.70%	5.60%	4.90%	5.40%	4.60%
▲ Avg NNN Asking Rate	\$4.23 PSF	\$4.22 PSF	\$4.15 PSF	\$4.16 PSF	\$4.07 PSF
▼ Under Construction	8,637,370 SF	9,491,411 SF	9,160,925 SF	10,769,399 SF	9,512,622 SF
▲ Inventory	307,199,412 SF	303,367,196 SF	303,897,620 SF	302,275,438 SF	298,329,738 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5415 Centerpoint Pkwy Obetz, OH	478,053 SF	\$33,301,172 \$69.66 PSF	Granite REIT LINK Industrial	Class A
4531 Industrial Center Dr Columbus, OH	213,486 SF	\$9,429,677 \$44.17 PSF	Zenni Buck Exeter	Class B
1705 Atlas St Columbus, OH	55,740 SF	\$3,499,915 \$62.79 PSF	Burke Products 1705 Atlas LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Global Way Etna, OH	1,031,000 SF	TPA Group	Ashley Furniture	Furniture
6201 Green Pointe Dr S Groveport, OH	484,216 SF	Granite REIT	Watts Regulator	Plumbing Valves
510 Sunbury Rd Columbus, OH	296,372 SF	Montwards LLC	Amazon	Ecommerce

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