



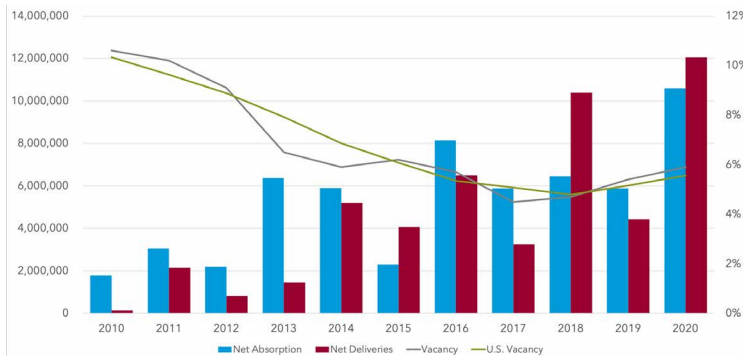
INDUSTRIAL MARKET OVERVIEW

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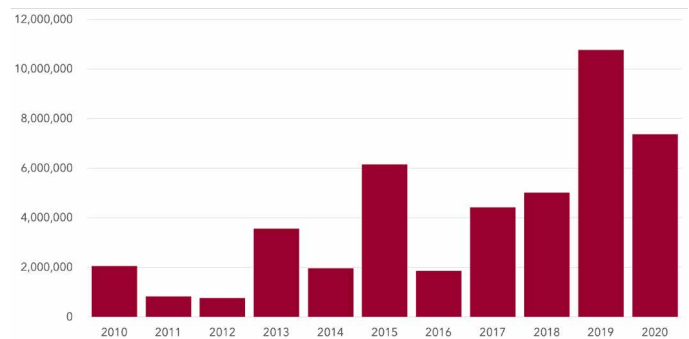
Given the hardships and adversity in 2020, the Columbus Region has remained strong and provided the flexibility necessary to weather this incredible storm. Phenomenal demand for space continues to set records - with net absorption for the year hitting a historical high. Investors and occupiers continue to capitalize on the competitive advantages this region provides. The exponential growth of Ecommerce will drive the positive metrics that analysts are anticipating for Columbus in early 2021. The market fundamentals remain impressive and should provide the foundation for another robust period during the coming quarters.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▼ Net Absorption	2,408,168 SF	3,415,040 SF	2,743,083 SF	2,017,107 SF	104,734 SF
▼ Vacancy Rate	5.90%	6.70%	5.60%	4.90%	5.40%
▲ Avg NNN Asking Rate	\$4.27 PSF	\$4.23 PSF	\$4.22 PSF	\$4.15 PSF	\$4.16 PSF
▼ Under Construction	7,376,930 SF	8,637,370 SF	9,491,411 SF	9,160,925 SF	10,769,399 SF
▲ Inventory	311,597,034 SF	307,199,412 SF	303,367,196 SF	303,897,620 SF	302,275,438 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8591 Mink Street Etna, OH	1,232,149 SF	\$86,004,000 \$69.80 PSF	STAG Industrial TPA Group	Class A
5330 Crosswind Drive Columbus, OH	1,014,592 SF	\$55,548,912 \$54.75 PSF	STAG Industrial Green Door Capital	Class A
8341 Industrial Pkwy Plain City, OH	500,127 SF	\$73,298,613 \$146.56 PSF	Monmouth RE 42 Real Estate	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5235 West Pointe Drive Groveport, OH	1,166,015 SF	Exeter	TJX Companies	Retail
6200 Winchester Blvd Canal Winchester, OH	555,925 SF	Opus	DHL	3PL
6400 SR 29 West Jefferson, OH	517,222 SF	Duke Realty	Amazon	Ecommerce

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