



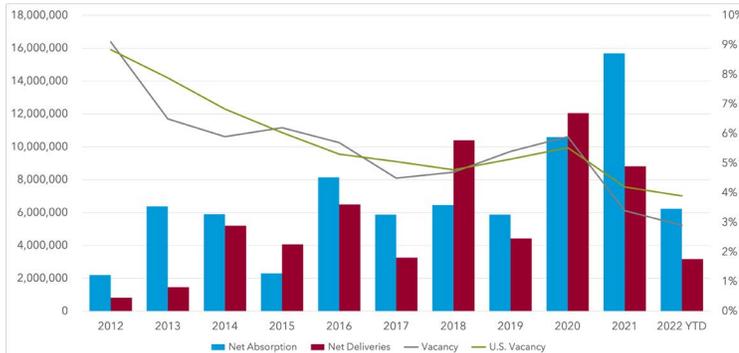
### INDUSTRIAL MARKET OVERVIEW

MIKE SPENCER, SIOR, *Principal, Broker*

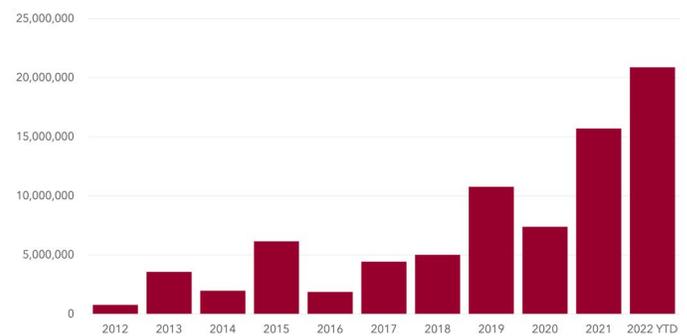
The region is seeing a greater amount of manufacturing and R&D uses, in addition to being known for our superior access to US markets from a distribution standpoint. Recent announcements from Pharmavite (Nature Made brand vitamin production), Post Holdings (protein drink production), AmplifyBio (biotech), and Velocys (sustainable fuel tech) exemplify the diverse occupiers coming to set up major operations in the region. While we are seeing development in all corners of Columbus, industrial spec product, especially in the 100K - 600K SF, is urgently needed to meet the continued expansion of companies taking advantage of the business environment, growing population, skilled talent, infrastructure and amenities located in the Columbus Region.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	2,662,048	3,612,009	3,824,776	3,953,365	2,884,639
▲ Vacancy Rate	2.90%	2.40%	3.40%	4.50%	5.60%
▲ Avg NNN Asking Rate PSF	\$5.55	\$4.93	\$4.59	\$4.57	\$4.41
▲ SF Under Construction	20,883,338	15,400,658	15,701,619	16,021,079	8,874,087
▲ Inventory SF	318,698,482	316,849,334	313,999,753	311,623,237	310,303,493

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1225 Southgate Parkway Etna, OH	437,154 SF	\$56,248,605 \$128.67 PSF	Sealy & Co Core5	Class A
1815 Beggrow Street Columbus, OH	277,629 SF	\$36,105,651 \$130.05 PSF	Heitman Pizzuti	Class A
8300 Innovation Campus Way New Albany, OH	253,000 SF	\$33,221,430 \$131.31 PSF	ARES VanTrust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6600 Port Road Groveport, OH	1,020,185 SF	TradeLane Properties	American Standard	Plumbing Products
1594 London Groveport Road Columbus, OH	582,720 SF	Pinchal & Co	ODW Logistics	3PL
9885 Innovation Campus Way New Albany, OH	354,640 SF	Scannell	AmplifyBio	Biotech

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