



Bulk Report

Columbus, OH

As of Q1 22

Modern Bulk Product

86 MSF Total Inventory

1.31% Total Vacancy Rate

> Buildings ≥ 200,000 SF with ≥ 28' clear

Industrial Product

269 MSF Total Inventory

1.55% Total Vacancy Rate

> Entire Greater Columbus Industrial



Market Inventory
85,887,162 SF



In the Market
166 Buildings



Under Construction
15,097,894 SF



Total Occupancy
84,762,640 SF



Total Vacancy
1,124,544 SF

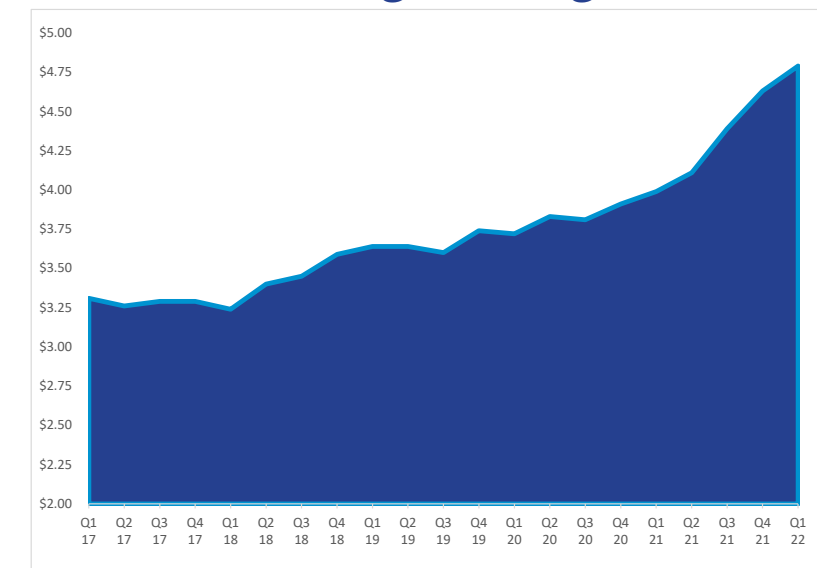


Vacancy Rate
1.31%

Market Highlights | 2021-2022 Significant New Leases

Address	Submarket	Tenant	Square Feet	Sign Date
70 Enterprise Pkwy.	Madison	Home Depot	1,122,212	Mar-22
517 Exchange Way	Pickaway	Bath and Body Works	1,022,380	Apr-21
1245 Beech Road SW	Licking	Amazon	1,015,617	May-21
220 Park West Drive	Madison	Honeywell International	845,280	Mar-21
1020 Enterprise Pkwy.	Madison	JOANN Fabrics & Crafts	832,600	Feb-21
4077 Airbase Road	Southeast	TJX Companies	742,140	Apr-21
0 Tollgate Road	Licking	FedEx	587,500	May-21
1417 Rail Southern Ct.	Southeast	DHL	582,400	Jul-21
9756 Heartland Ct.	Southeast	Cardinal Health	574,670	Feb-22
6200 Winchester Blvd.	Southeast	DHL	555,925	Apr-21
2235 Spiegel Drive	Southeast	NFI	516,174	Jun-21

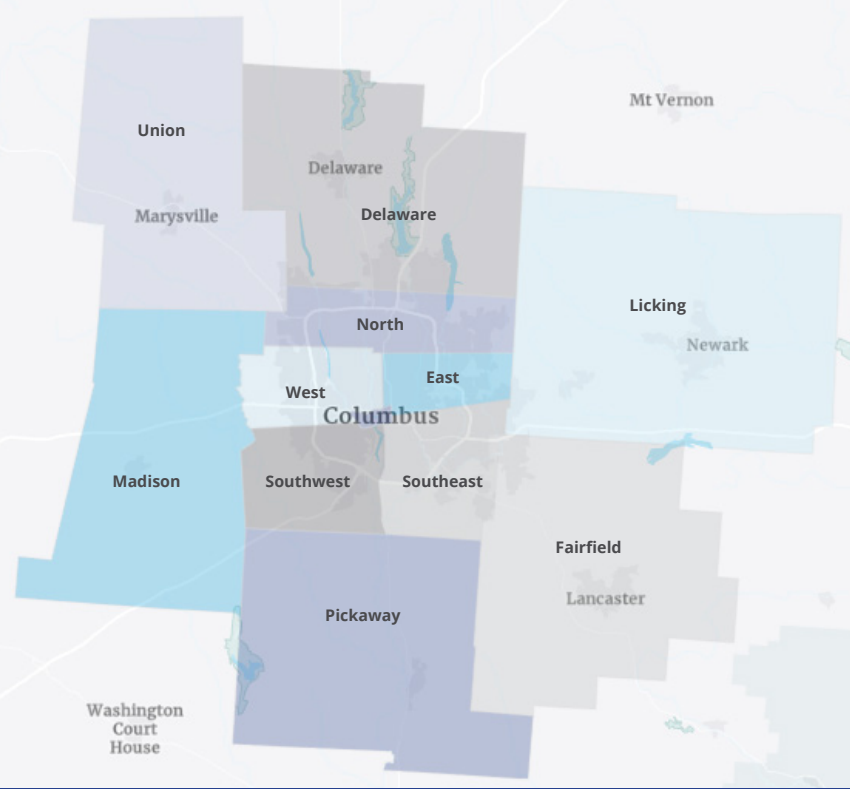
Average Asking Rates PSF



Construction Snapshot | Projects Currently Under Construction

Project Name	City	Submarket	Owner/Developer	Project Size (SF)	Spec or BTS	Completion Date
Rickenbacker Exchange 2	Commercial Point	Pickaway	VanTrust	1,194,865	Spec	Q2 2022
Red Chip Farms Bldg A	Etna	Licking	Red Rock	1,092,000	Spec	Q2 2022
Pizzuti West Jefferson Bldg 1	West Jefferson	Madison	Pizzuti	1,090,000	Spec	Q2 2022
The Cubes at Etna - Bldg E	Etna	Licking	CRG	1,074,840	Spec	Q3 2022
The RIC	Lockbourne	Southeast	Trident Capital	1,055,686	Spec	Q4 2022
4229 Raymond Ave.	Columbus	Pickaway	CT Realty	1,027,964	Spec	Q4 2022
Amazon BTS	New Albany	Licking	VanTrust	1,015,617	BTS	Q2 2022
US 40 Gateway Center - Bldg 3	West Jefferson	Madison	Core5	748,791	Spec	Q4 2022
C5 I-70 Logistics Center	Etna	Licking	Core5	697,860	Spec	Q3 2022
CA Ventures Rickenbacker	Columbus	Southeast	CA Ventures	640,640	Spec	Q3 2022
10302 Transport St.	Columbus	Pickaway	CT Realty	598,754	Spec	Q4 2022
1594 London Groveport Rd	Columbus	Southeast	Pinchal	582,720	Spec	Q2 2022
RFLP Rail 8	Columbus	Southeast	Duke	582,400	Spec	Q3 2022
RFLP Site F	Columbus	Pickaway	Duke	572,400	Spec	Q3 2022
New Albany 525	New Albany	Licking	VanTrust	524,000	Spec	Q4 2022
Duke Site 7 - Rail Campus	Columbus	Southeast	Duke	518,903	Spec	Q4 2022
4023 Raymond Ave.	Columbus	Pickaway	CT Realty	412,364	Spec	Q4 2022
New Albany Innovation Park	New Albany	Licking	Scannell	354,640	Spec	Q2 2022
4450 S. Hamilton Road	Columbus	Southeast	Olympus	326,300	Spec	Q2 2022
8640 Global Way	Etna	Licking	Exeter	303,219	Spec	Q2 2022
3188 Toy Road	Obetz	Southeast	Molto Properties	260,690	Spec	Q4 2022
Michael Foods BTS	West Jefferson	Madison	Michael Foods	215,000	BTS	Q4 2022
6275 Seeds Road	Columbus	Southwest	Becknell	208,241	Spec	Q2 2022

Columbus Submarkets



Submarket Snapshot

Submarket	Buildings	Existing Inventory	Under Construction	Vacancy	Vacancy Rate	2022 Construction Completions
Delaware	3	916,515	-	-	0.00%	0 SF (0 projects)
East	8	2,574,901	-	-	0.00%	0 SF (0 projects)
Fairfield	1	241,334	-	-	0.00%	0 SF (0 projects)
Licking	15	8,177,745	5,062,176	119,941	1.47%	1,065,385 SF (2 projects)
Madison	11	9,688,784	2,053,791	-	0.00%	339,318 SF (1 project)
North	2	886,083	-	-	0.00%	0 SF (0 projects)
Pickaway	9	5,367,723	3,806,347	-	0.00%	0 SF (0 projects)
Southeast	89	45,947,596	3,967,339	703,934	1.53%	0 SF (0 projects)
Southwest	20	7,895,415	208,241	239,669	3.04%	0 SF (0 projects)
Union	1	487,900	-	-	0.00%	0 SF (0 projects)
West	7	3,703,166	-	61,000	1.65%	0 SF (0 projects)
Total	166	85,887,162	15,097,894	1,124,544	1.31%	1,404,703 SF (3 projects)

Bulk Available Space

Property	Building Size	Available SF	Submarket	Owner	Clear Height	> 600k	500- 600k	400- 500k	300- 400k	200- 300k	100- 200k
0 Exchange Way	1,194,865	1,194,865	Southwest	VanTrust	40'						
Red Chip Farms Bldg A	1,092,000	1,092,000	East	Red Rock	40'						
4 Commerce Pkwy.	1,090,000	1,090,000	West	Pizzuti/Stonemont	40'						
0 Hazelton Etna Road	1,074,840	1,074,840	East	CRG	40'						
1489 Rohr Road	1,055,686	1,055,686	Southeast	Trident Capital	40'						
4229 Raymond Ave.	1,027,964	1,027,964	Southeast	CT Realty	40'						
US 40 Gateway Center Bldg 3	748,791	748,791	Madison	Core5	40'						
9157 Mink St.	697,860	697,860	East	Core5	36'						
0 Pontius Road	640,640	640,640	Southeast	CA Ventures	36'						
10302 Transport St.	598,754	598,754	Southeast	CT Realty	40'						
1594 London Groveport Road	584,000	584,000	Southeast	Pinchal & Co	40'						
0 Innovation Way	524,524	524,524	Licking	VanTrust	40'						
1505 S Rail Ct.	518,903	518,903	Southeast	Duke	36'						
4023 Raymond Ave.	412,364	412,364	Southeast	CT Realty	40'						
4450 S. Hamilton Road	324,000	324,000	Southeast	Olympus Ventures	32'						
8640 Global Way	303,219	303,219	East	Exeter	36'						
3188 Toy Road	260,690	260,690	Southeast	Molto Properties	32'						
6201 Green Pointe Drive S	255,070	255,070	Southeast	Granite REIT	32'						
3495 Gantz Road	263,219	183,528	Southwest	Exeter	28'						
2750 Creekside Pkwy	643,039	170,352	Southeast	Realty Income Corp	28'						
New Albany 315	315,385	119,942	East	VanTrust	36'						

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