



MODERN BULK PRODUCT

62 MSF TOTAL INVENTORY

9.7% TOTAL VACANCY RATE

> Buildings \geq 200,000 SF with \geq 28' clear height

INDUSTRIAL PRODUCT

232 MSF TOTAL INVENTORY

5.5% TOTAL VACANCY RATE

> Entire Greater Columbus Industrial Inventory

Columbus Modern Bulk Market

As of Q1 2017

Modern Bulk Universe Snapshot*



MARKET INVENTORY
> 61,557,327 SF



IN THE MARKET
> 120 Buildings



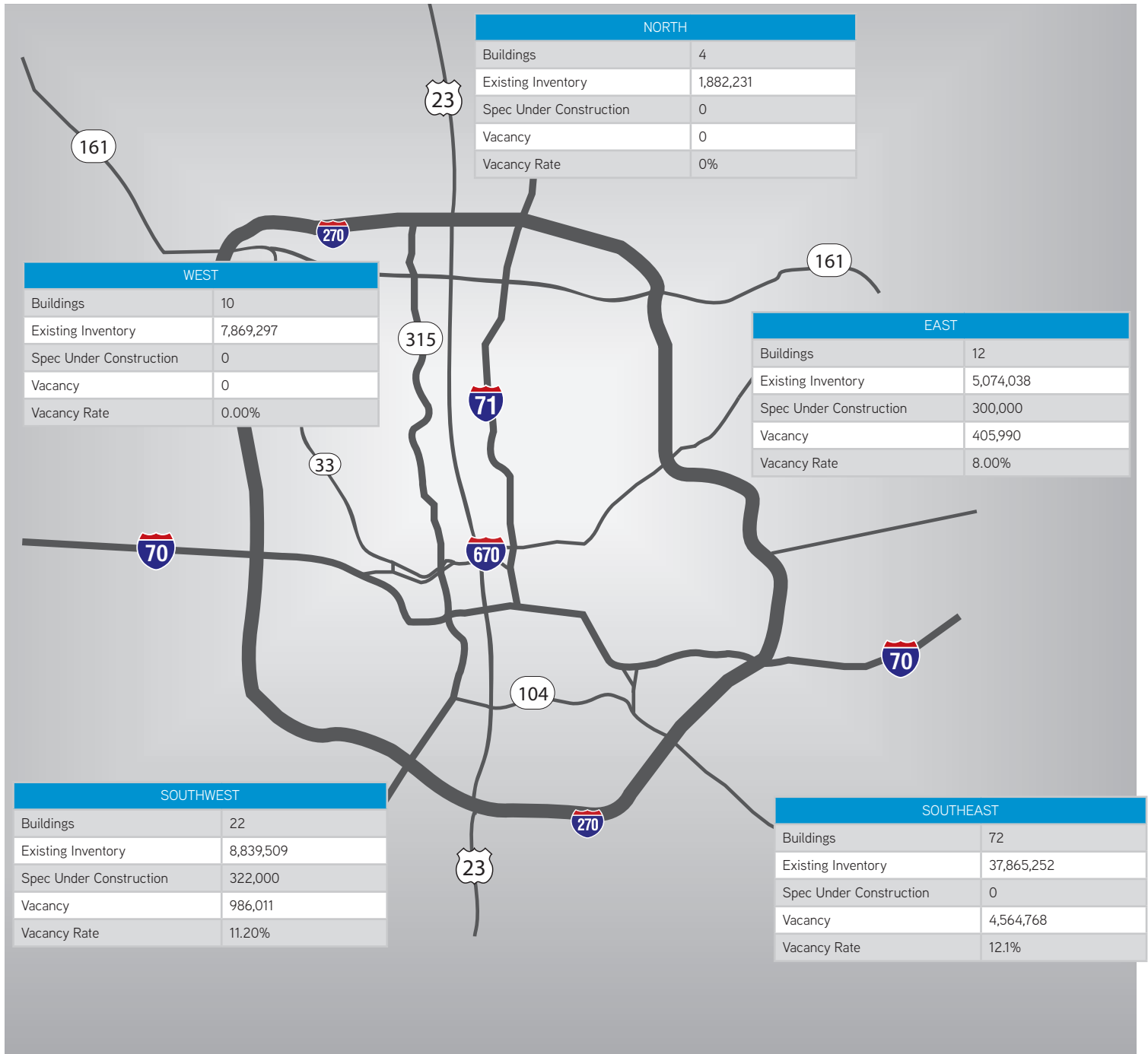
TOTAL OCCUPANCY
> 55,600,558 SF



TOTAL VACANCY
> 5,956,769 SF



VACANCY RATE
> 9.7%



*including speculative projects currently under construction

Modern Bulk Universe Snapshot

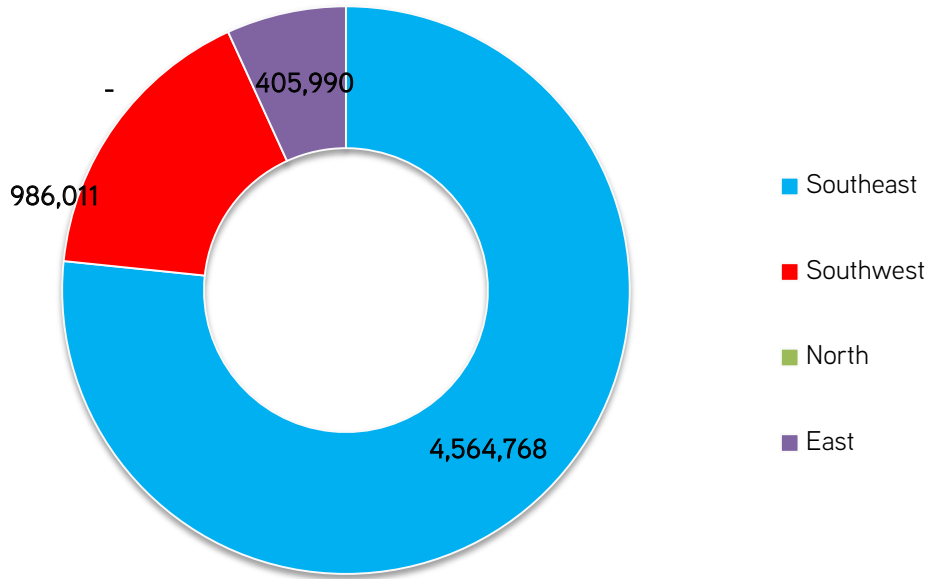
Market Highlights > Significant NEW LEASE Transactions

ADDRESS	SUBMARKET	TENANT	TRANSACTION TYPE	SQUARE FEET	MONTH CLOSED
3099 Rohr Rd	Southeast	Treehouse Foods	New	717,717	Dec-16
2450 CreekSide Pkwy	Southeast	DHL	New	426,000	Dec-16
3125 Lewis Centre Way	Southwest	Confidential	New	340,704	Nov-16
6100 Opus Dr	Southeast	State Of Ohio	New	314,092	Dec-16
6201 Green Pointe Dr	Southeast	3PL for Hankook Tire	New	255,070	Dec-16
9224 Intermodal Ct	Southeast	Mars Petcare	New	178,370	Mar-17
3357 Southpark Pl	Southwest	FST Logistics	New	160,570	Apr-17
4000 Creekside Pkwy	Southeast	XPO Logistics	Sublease	151,200	Jun-16
3423 Southpark Pl	Southwest	ODW Logistics, Inc.	New	131,524	Aug-16
6054 Shook Rd	Southeast	HD Supply	New	127,414	Jul-16
5830 Green Pointe Dr	Southeast	Shiseido	New	114,239	Oct-16
3180 Urbancrest Industrial Dr	Southwest	Buckeye Diamond	New	104,047	Aug-16
3423 Southpark Pl	Southwest	TCG Continuum	New	101,482	Dec-16

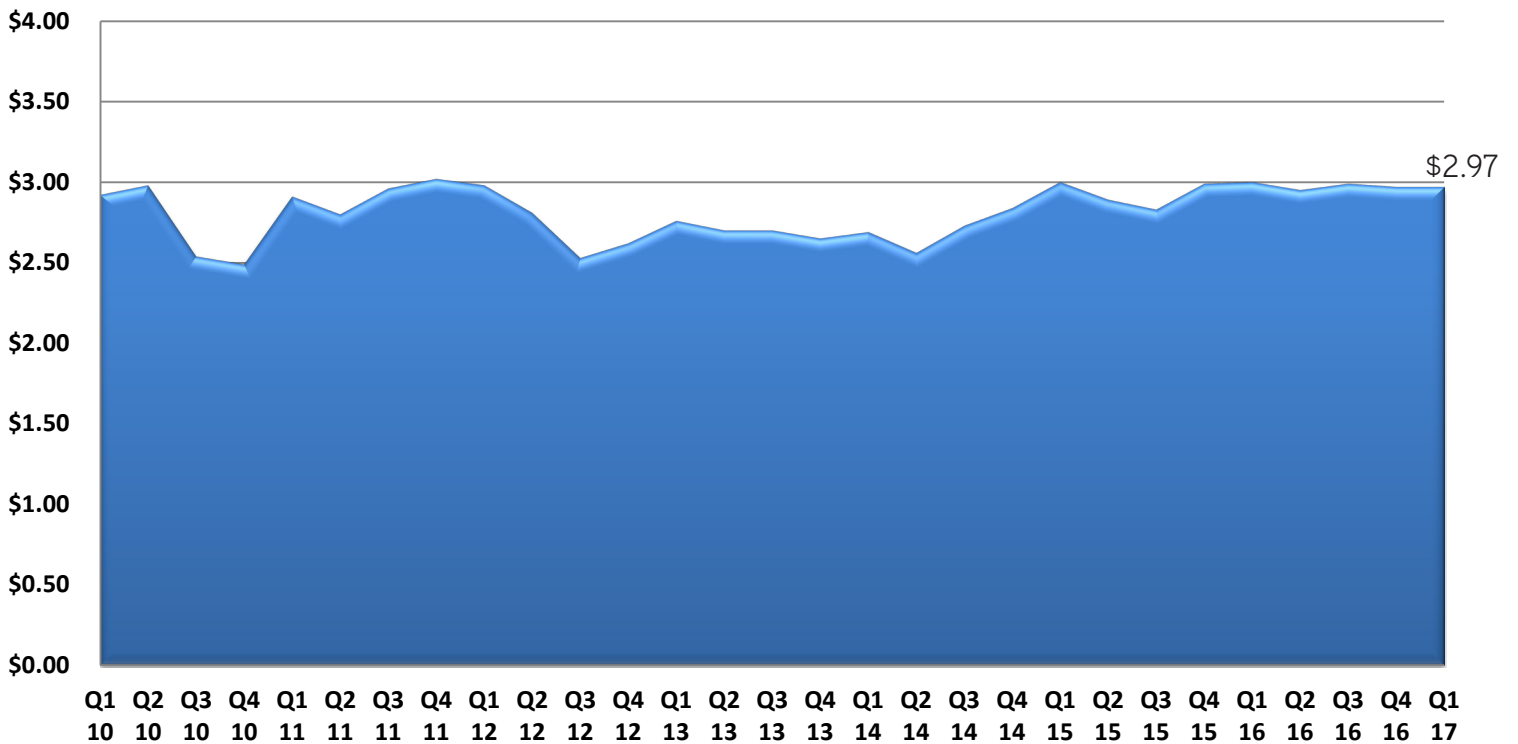
Modern Bulk Available Space

PROPERTY	BUILDING SIZE	AVAILABLE SF	SUBMARKET	OWNER	CLEAR HEIGHT	> 600K	500-600K	400-500K	300-400K	200-300K	100-200K	< 100K
4400 S Hamilton Rd	569,584	273,600-569,584	Southeast	Sears Roebuck & Company	30		●	●	●	●		
3219 Rohr Rd	567,350	250,000-567,350	Southeast	VanTrust	36		●	●	●	●		
3500 Southwest Blvd	527,127	268,367-527,127	Southwest	Plymouth	32		●	●	●	●		
5465 Centerpoint Pkwy	478,053	478,053	Southeast	Exxcel	32			●				
6500 Pontius Rd	449,064	100,000-449,064	Southeast	NorthPoint	36			●	●	●	●	
6500 Port Rd	432,455	85,000-432,455	Southeast	Exeter	32			●	●	●	●	●
2190 Creekside Pkwy	766,521	177,050-417,125	Southeast	Exeter	30			●	●	●	●	
200 Arrowhead Blvd	400,522	400,522	Licking	Lexington	28			●				
2120 Creekside Pkwy	613,312	150,000-369,271	Southeast	Duke Realty Ohio	30				●	●	●	
5765 Green Pointe Dr	358,760	150,000-358,760	Southeast	Prologis	32				●	●	●	
6500 Adelaide Ct	354,676	354,676	Southeast	Exeter	32				●			
6450 Lasalle Dr	350,000	150,000-350,000	Southeast	Exeter Property Group	30				●	●	●	
3265 Southpark Pl	322,000	150,000-322,000	Southeast	Becknell Industrial	32				●	●	●	
5900 N Meadows Dr	269,831	150,000-269,831	Southwest	Becknell Industrial	28					●	●	
191 Arrowhead Blvd	250,000	250,000	Licking	Lexington	28					●		
3357 Southpark Pl	393,696	233,126	Southwest	Exeter	28					●		
2250 Spiegel Dr	345,392	100,000-231,563	Southeast	Exeter Property Group	28					●	●	
8820 Smiths Mill Rd	264,000	20,000-228,000	Licking	Pizzuti	30					●	●	●
2450 Creekside Pkwy	652,195	90,000-225,787	Southeast	DHL	32					●	●	●
4000 Creekside Pkwy	388,264	216,000	Southeast	Exeter Property Group	30					●		
4531 Industrial Center Dr	213,486	75,000-213,486	Southeast	Exeter Property Group	27					●	●	●

SUBMARKET VACANCY BREAKDOWN



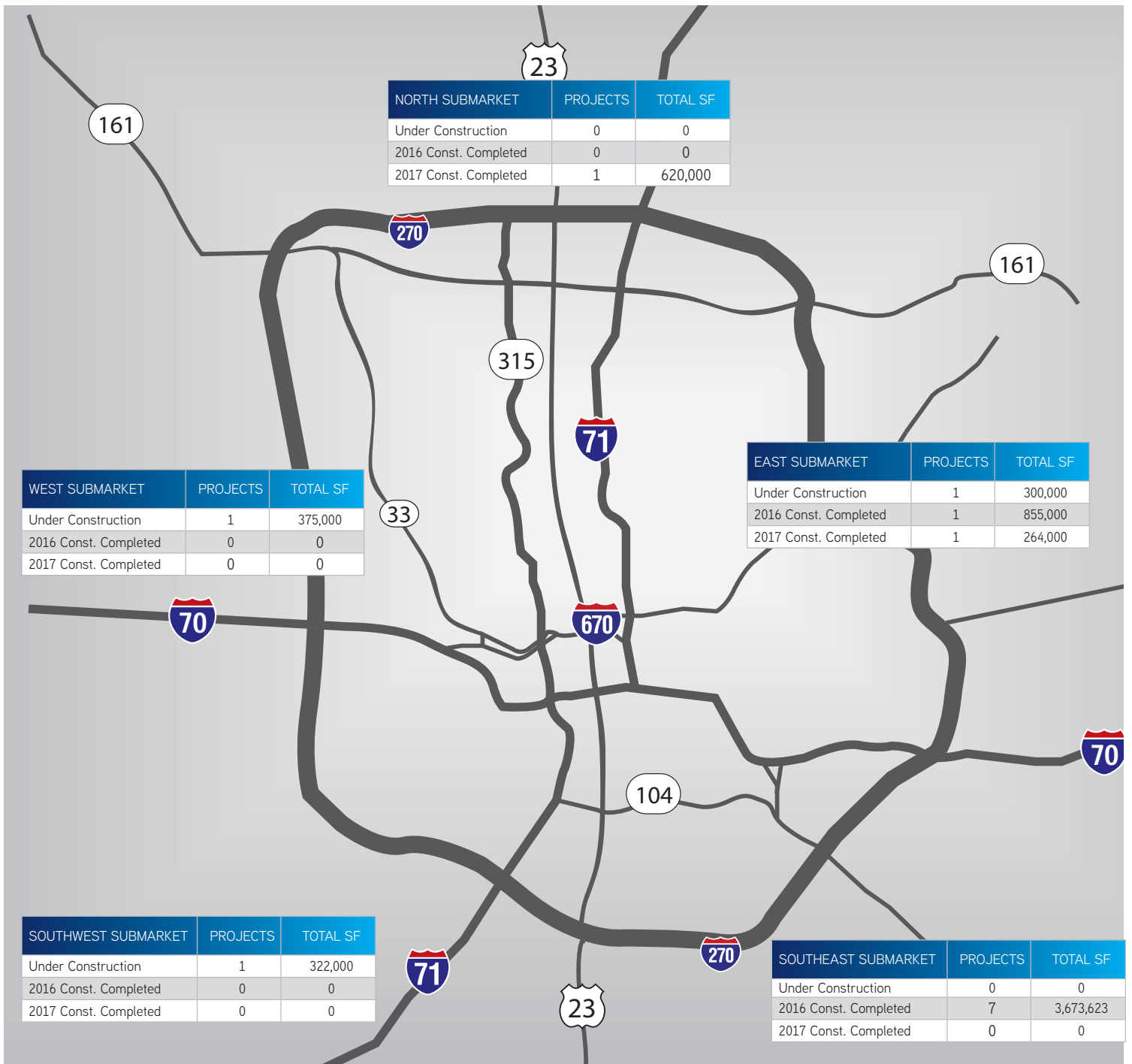
AVERAGE ASKING RATES PER SF



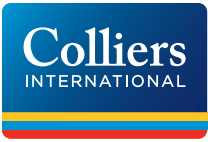
Modern Bulk Construction Snapshot

CURRENTLY UNDER CONSTRUCTION

PROJECT NAME	CITY	SUBMARKET	OWNER/DEVELOPER	SPEC OR BTS	PROJECT SIZE (SF)	TARGETED COMPLETION DATE
Innovation 300	Columbus	Licking	Carey Realty Partners	300,000	SPEC	Q4 2017
UPS Expansion	Columbus	West		375,000	BTS	
Southpark Place	Columbus	Southwest	Becknell Industries	322,000	SPEC	



Includes build-to-suit construction projects



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