



### SIGNIFICANT LEASE DEALS

Address	Submarket	SF	Tenant
3538 Tradeport Ct	Pickaway County	514,491	Amazon
3657 Tradeport Ct	Pickaway County	223,963	ODW Logistics
9224 Intermodal Ct	Southeast	178,370	Optimus

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
Westbrooke Dr Portfolio	\$19,448,478	\$59.61	326,262	Westpointe Tiger
6 Bldgs - Northwest	Investment	-	Class B	Sperry Equities
Roberts Rd Portfolio	\$60,080,000	\$50.84	1,181,746	Dream Industrial REIT
12 Bldgs - Northwest	Investment	6.0%	Class B	Transwestern
4370 Alum Creek Dr	\$8,163,000	\$35.45	230,268	Neyer Properties
Southeast	Vacant	-	Class B	Hackman Capital

### LARGEST DELIVERIES

Address	Submarket	SF	Developer
1550 W. Main St	Madison County	855,000	Duke Realty
3538 Tradeport Ct	Pickaway County	514,491	Hillwood/NorthPoint
3657 Tradeport Ct	Pickaway County	357,000	Hillwood/NorthPoint

### LARGEST UNDER CONSTRUCTION

Address	Submarket	SF	Delivery Date
Hazeltono-Etna Rd SW	Licking County	1,200,000	Q3 2019
9570 Logistics Ct	Pickaway County	972,000	Q2 2019
US 40	Madison County	832,010	Q1 2020

### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	3.9%	\$3.99	1,070,478	282,306,044	3,580,900
Q4 2018	4.7%	\$3.98	2,221,356	291,414,390	5,014,066
Q3 2018	4.3%	\$4.01	1,320,743	290,128,082	4,945,241
Q2 2018	4.1%	\$3.97	2,429,669	289,668,974	6,120,114
Q1 2018	3.6%	\$3.97	2,486,695	286,091,903	4,124,480

▼  
1,070,478  
NET  
ABSORPTION SF

▼  
3.9%  
VACANCY  
11,117,137 SF

▲  
\$3.99  
AVG. ASKING  
RATE PSF

▼  
1,726,391  
DELIVERIES  
3 Buildings

▼  
3,580,900  
UNDER  
CONSTRUCTION  
13 Buildings

#### MIKE SPENCER, SIOR Principal

With good momentum carrying through from 2018, stakeholders are moving to keep up with this continued occupier demand led by Ecommerce. The lack of currently available spec product will lead to additional development this year, with new buildings popping up in all corners of Central Ohio that offer tax incentives. Municipalities and developers must work together to offer space options and remain competitive in this rapidly evolving environment.