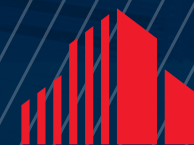


MIDWEST MODERN BULK INDUSTRIAL SNAPSHOT

SECOND QUARTER | 2022



**CUSHMAN &
WAKEFIELD**

INVENTORY & OCCUPANCY

SECOND QUARTER 2022



CHICAGO

233.07 MSF
INVENTORY

95.5%
OCCUPANCY

8.78 MSF
YTD ABSORPTION

CINCINNATI

69.86 MSF
INVENTORY

98.2%
OCCUPANCY

4.77 MSF
YTD ABSORPTION

CLEVELAND

49.85 MSF
INVENTORY

96.6%
OCCUPANCY

838K SF
YTD ABSORPTION

COLUMBUS

98.73 MSF
INVENTORY

98.0%
OCCUPANCY

3.64 MSF
YTD ABSORPTION

DALLAS/ FORT WORTH

176.97 MSF
INVENTORY

92.4%
OCCUPANCY

9.67 MSF
YTD ABSORPTION

INDIANAPOLIS

130.71 MSF
INVENTORY

95.5%
OCCUPANCY

8.97 MSF
YTD ABSORPTION

KANSAS CITY

66.57 MSF
INVENTORY

92.6%
OCCUPANCY

4.19 MSF
YTD ABSORPTION

LOUISVILLE

75.64 MSF
INVENTORY

96.8%
OCCUPANCY

2.12 MSF
YTD ABSORPTION

NASHVILLE

94.27 MSF
INVENTORY

97.5%
OCCUPANCY

1.58 MSF
YTD ABSORPTION

ST. LOUIS

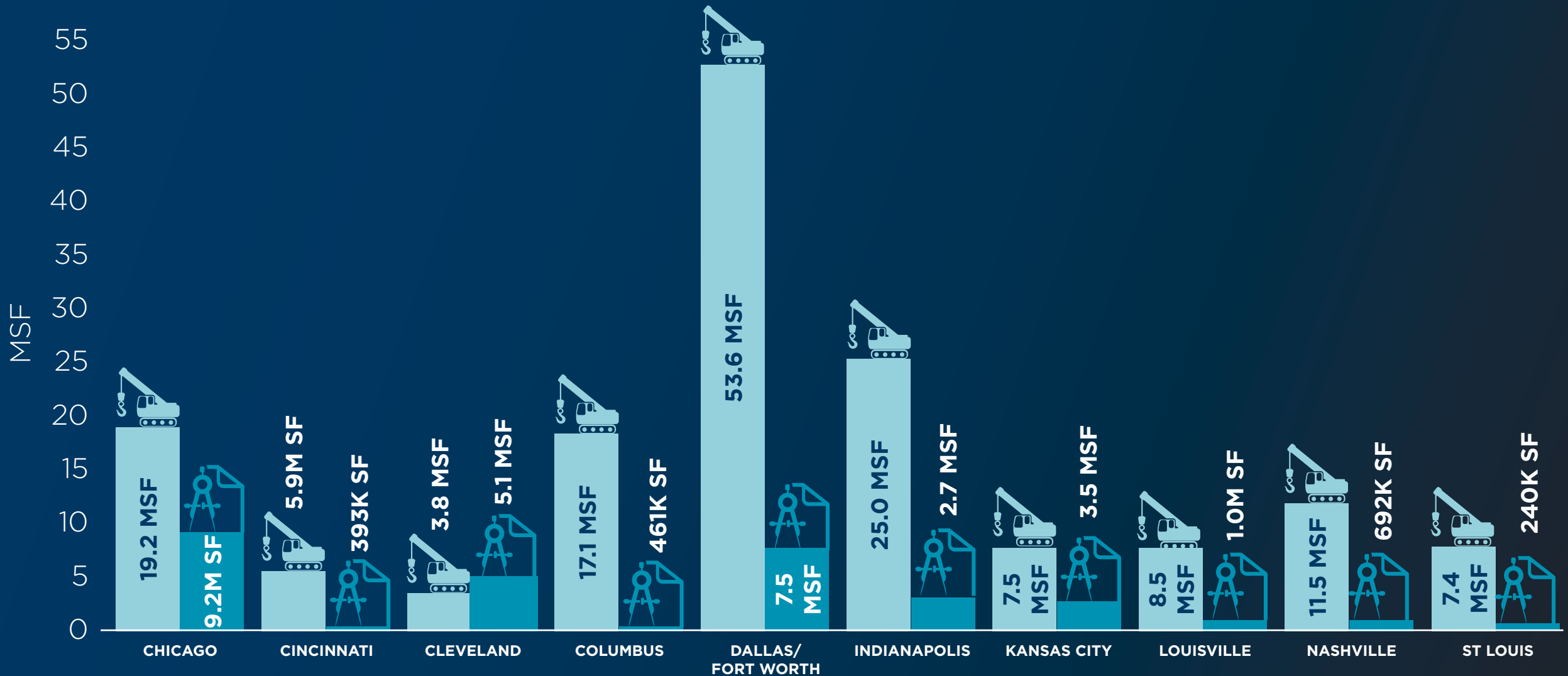
53.84 MSF
INVENTORY

97.5%
OCCUPANCY

2.18 MSF
YTD ABSORPTION

UNDER CONSTRUCTION

SPECULATIVE & BUILD-TO-SUITS

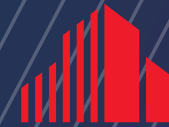


SPECULATIVE

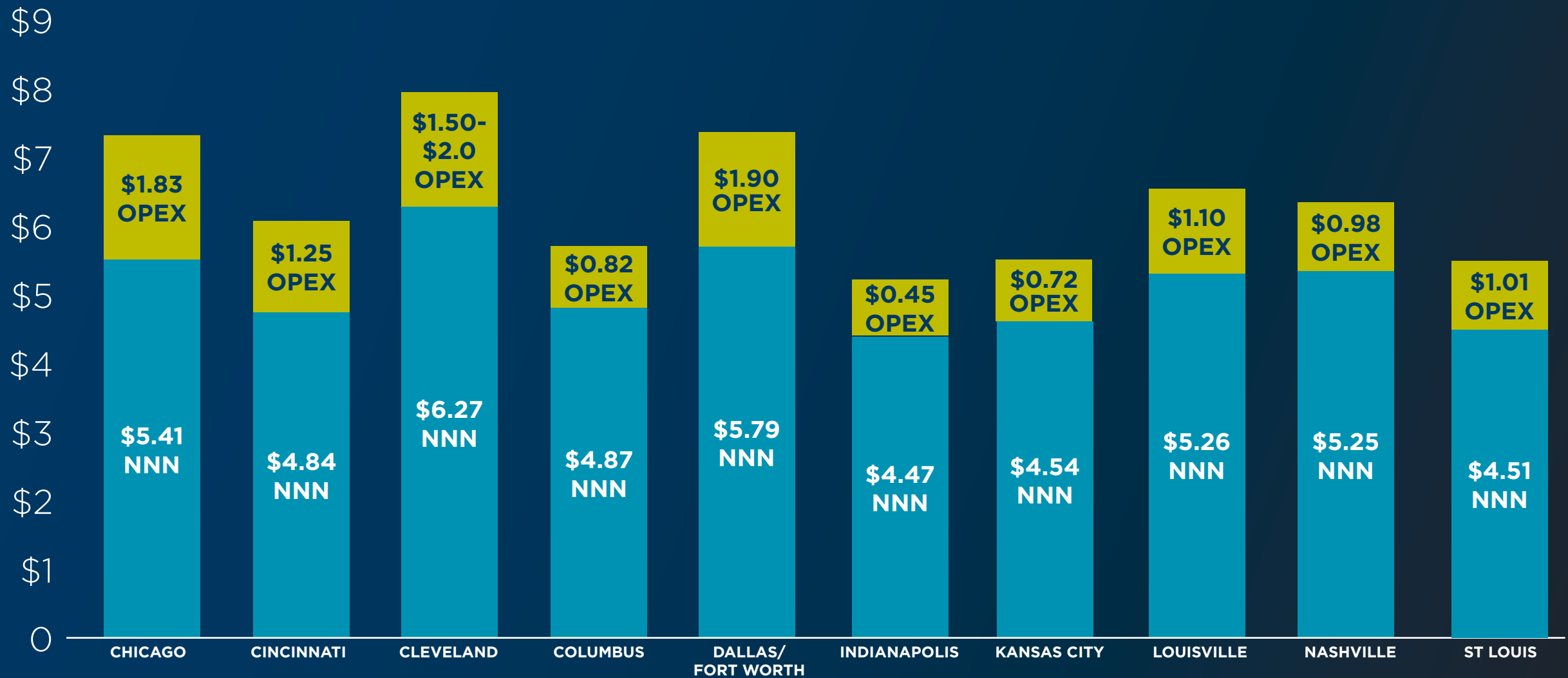
BUILD-TO-SUIT

ASKING RATES

TRIPLE NET / OP-EX



CUSHMAN &
WAKEFIELD



RECENT SALES COMPS

MIDWEST REGION



MARKET	CHICAGO	CINCINNATI	CLEVELAND	COLUMBUS	DALLAS/ FORT WORTH	INDIANAPOLIS	KANSAS CITY	LOUISVILLE	NASHVILLE	ST LOUIS
OPPORTUNITY	Lakeview Industrial Park Portfolio	Monroe Logistics Center	1120 West 130th Street	C5 I-70 Logistics Center East	Alliance Gateway 50	8501 W Thompson Rd	4101 NW Helena	5710 Cane Run Road	Park at Myatt	St. Louis Industrial Portfolio
DATE CLOSED	July 2022	June 2022	May 2022	April 2022	June 2022	June 2022	December 2021	June 2022	March 2022	May 2022
PRICE PSF	\$290 Million \$72.00 PSF	\$48.9 Million \$88.00 PSF	\$7.7 Million \$77.00 PSF	\$56.2 Million \$129.00 PSF	\$113.2 Million \$127.00 PSF	\$26.9 Million \$110.00 PSF	\$25.0 Million \$100.00 PSF	\$20.0 Million \$83.00 PSF	\$29.5 Million \$173.00 PSF	\$62.0 Million \$80.53 PSF
CAP RATE	N/A	5.15%	5.8%	4.0%	N/A	4.2%	5.5%	N/A	Forward sale	4.6%
SIZE	3,825,689 SF	553,694 SF	100,301 SF	437,589 SF	1,296,887 SF	244,622 SF	250,000 SF	243,613 SF	171,000 SF	769,871 SF
OCCUPANCY	96%	100%	100%	100%	100%	100%	100%	100%	85%	100%

MEET OUR TEAM

MIDWEST MODERN BULK EXPERTS



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CHICAGO | CINCINNATI | CLEVELAND | COLUMBUS | DALLAS/FORT WORTH | INDIANAPOLIS | KANSAS CITY | LOUISVILLE | NASHVILLE | ST LOUIS

The Industrial Modern Bulk Distribution product class is defined as Class A Warehouse/Distribution Center buildings with over 200,000 sf of RBA and a minimum clear height of 28'. Storage and distribution space in manufacturing, research & technology, or high-tech buildings is not included. Individual markets have the discretion to remove buildings from the set if the local team believes them to lack modern amenities, access, or infrastructure, or if the age of the building has reached a point where it is no longer in-line with modern developments.