

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

# COLUMBUS INFILL PORTFOLIO

COLUMBUS, OH



4311 JANITROL ROAD



640-700 DEARBORN PARK LANE



1819 WALCUTT ROAD

100% LEASED | COMMITTED TENANCY | ESTABLISHED INDUSTRIAL PARKS | ATTRACTIVE WALT | SIGNIFICANT MARK-TO-MARKET



# THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the Columbus Infill Portfolio (the "Portfolio"), a three-building portfolio consisting of 591,206 square feet of highly functional space 100% leased to committed tenancy.

Situated in Columbus' premier industrial submarkets – Northwest and Southwest – the Portfolio's infill locations benefit from desirable interstate access, proximity to an expansive labor pool, and access to surrounding amenities.

The Portfolio is 100% leased to 14 tenants, the majority of which have displayed their commitment to the Portfolio through numerous renewals and expansions, resulting in a weighted average tenure of just over 10 years. With 2.1 years of weighted lease term remaining and a weighted 38% mark-to-market opportunity, investors have the ability to capture higher yields in the near-term with a dedicated tenant base.

The offering represents the opportunity to acquire a Portfolio of highly functional assets at a discount to replacement cost within infill submarkets with little to no product being developed. Investors have the potential to secure a Portfolio with strong in-place cash flow, coupled with the ability to add value through mark-to-market of near-term expirations.

## PORTFOLIO SUMMARY



**591,206 SF**  
Portfolio Size



**3**  
# of Buildings



**14**  
# of Tenants



**2.1 Years**  
WALT



**38%**  
Mark-to-Market



**100%**  
Percent Leased

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# PORTFOLIO SUMMARY

ADDRESS	SUBMARKET	SF	% OFFICE	YEAR BUILT	CLEAR HEIGHT	% LEASED	# OF TENANTS	TENURE	WALT	CURRENT NET \$/SF/YR	MARKET NET \$/SF/YR	MARK-TO-MARKET
640-700 Dearborn Park Lane Columbus, OH	Northwest	108,000	4.0%	1988	24'	100%	4	15.6 Years	2.1 Years	\$6.17 Net	\$9.33 Net	51%
1819 Walcutt Road Columbus, OH	Northwest	243,000	4.0%	1973	18'	100%	6	9.5 Years	2.7 Years	\$3.98 Net	\$5.43 Net	36%
4311 Janitrol Road Columbus, OH	Southwest	240,206	4.6%	1989	28'-30'	100%	4	9.0 Years	1.5 Years	\$4.50 Net	\$5.93 Net	32%
<b>PORTFOLIO TOTAL / WTD. AVG.</b>		<b>591,206</b>	<b>4.2%</b>	<b>1982</b>	<b>24'</b>	<b>100%</b>	<b>14 Tenants</b>	<b>10.4 Years</b>	<b>2.1 Years</b>	<b>\$4.59 Net</b>	<b>\$6.35 Net</b>	<b>38%</b>

Close proximity to  
**INTERSTATE ACCESS**

Ideal **MIDSIZE  
MULTI-TENANT ASSETS**

Located in **ESTABLISHED  
INFILL SUBMARKETS**

**NORTHWEST SUBMARKET**  
**1.80%**  
Direct Vacancy <100K SF

**HIGHLY COMMITTED**  
tenant base

Attractive WALT with  
**SUBSTANTIAL NEAR-TERM UPSIDE**

**DISCOUNT TO  
REPLACEMENT COST**

**SOUTHWEST SUBMARKET**  
**2.60%**  
Direct Vacancy <100K SF

**640-700 DEARBORN PARK LANE**



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