

INVENTORY & OCCUPANCY FOURTH QUARTER 2021



CHICAGO

224.36 MSF

92.6% OCCUPANCY

12.82 MSF YTD ABSORPTION

CINCINNATI

68.88 MSF

INVENTORY

94.5% OCCUPANCY

6.37 MSFYTD ABSORPTION

CLEVELAND

48.62 MSF

INVENTORY

95.1% OCCUPANCY

1.77 MSF YTD ABSORPTION

COLUMBUS

94.72 MSF

INVENTORY

97.3% OCCUPANCY

12.08 MSF

DALLAS/ FORT WORTH

253.31 MSF

INVENTORY

92.9% OCCUPANCY

28.82 MSF YTD ABSORPTION

INDIANAPOLIS

124.97 MSF

INVENTORY

94.3% OCCUPANCY

12.95 MSF

KANSAS CITY

61.67 MSF

INVENTORY

92.8%

OCCUPANCY

6.28 MSF

YTD ABSORPTION

LOUISVILLE

73.70 MSF

INVENTORY

97.7%

OCCUPANCY

7.91 MSF

YTD ABSORPTION

NASHVILLE

92.68 MSF

INVENTORY

97.0%

OCCUPANCY

6.26 MSF

YTD ABSORPTION

ST. LOUIS

87.27 MSF

INVENTORY

95.5%

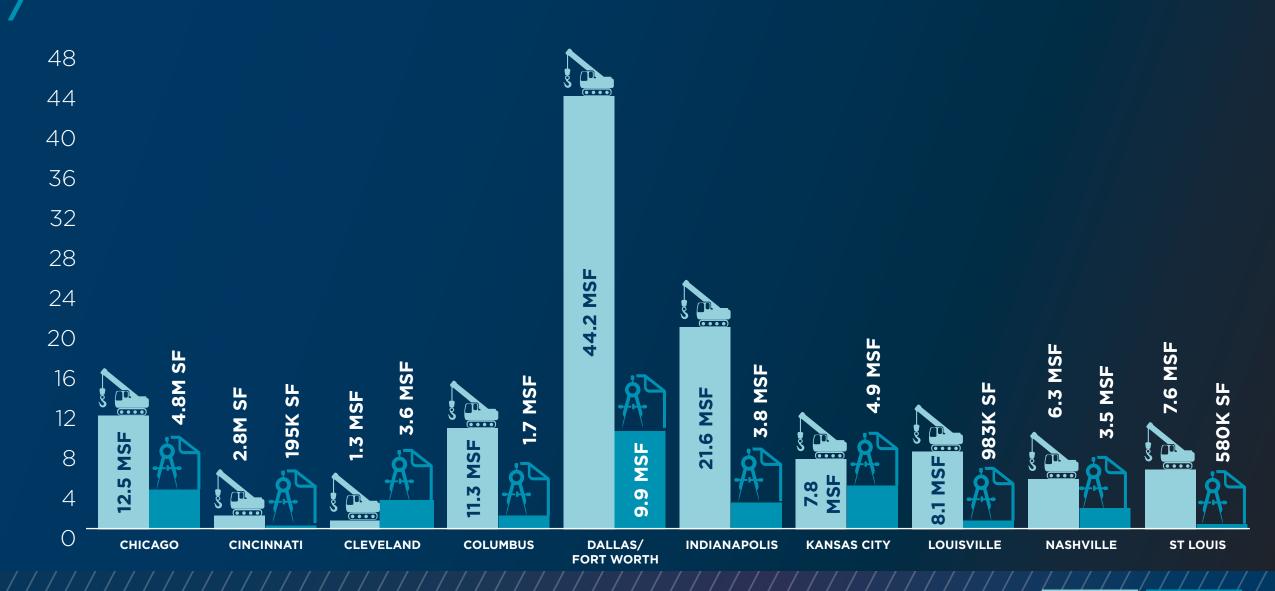
OCCUPANCY

4.05 MSF

YTD ABSORPTION

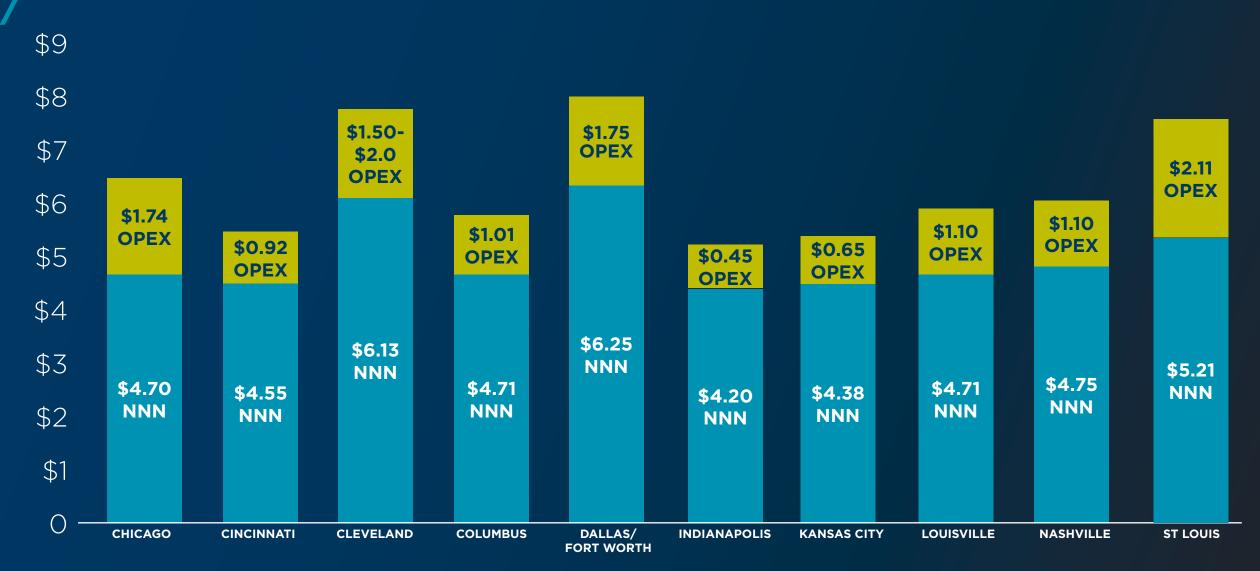
UNDER CONSTRUCTION SPECULATIVE & BUILD-TO-SUITS





ASKING RATES TRIPLE NET / OP-EX





RECENT SALES COMPS MIDWEST REGION





MARKET	CHICAGO	CINCINNATI	CLEVELAND	COLUMBUS	DALLAS/ FORT WORTH	INDIANAPOLIS	KANSAS CITY	LOUISVILLE	NASHVILLE	ST LOUIS
OPPORTUNITY	355 Logistics Center	Monoprice (2270 Litton Lane)	30300-30310 Emerald Valley	514 Exchange Way	DSV International	5400 E 500 S, Whitestown	4001 Norfleet KCMO	2103 South Park Road	421 Mason Road	3919 Lakeview Corporate Dr
DATE CLOSED	October 2021	November 2021	November 2021	November 2021	December 2021	December 2021	December 2021	November 2021	November 2021	October 2021
PRICE PSF	\$67.5 Million \$110.00 PSF	\$22.5 Million \$136.00 PSF	\$31.7 Million \$84.00 PSF	\$93.0 Million \$91.00 PSF	\$110.0 Million \$108.00 PSF	\$99.1 Million \$103.02 PSF	\$60.4 Million \$87.85 PSF	\$41.2 Million \$127.00 PSF	\$27.2 Million \$113.00 PSF	\$55.2 Million \$71.73 PSF
CAP RATE	4.19%	3.5%	5.8%	4.2%	N/A	3.86%	4.85%	3.65%	3.8%A	6.6%
SIZE	611,576 SF	165,407 SF	375,000 SF	1,022,000 SF	329,400 SF	961,912 SF	700,000 SF	324,416 SF	165,828 SF	769,500 SF
OCCUPANCY	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

CAP RATE COMPRESSION MARKET-TO-MARKET COMPARISON



CHICAGO

3.7-4.2%

CINCINNATI

4.0-5.25%

CLEVELAND

6.0–7.0%

COLUMBUS

4.0-5.25% Q4 2021 DALLAS/ FORT WORTH

3.0-3.5% Q4 2021

INDIANAPOLIS

3.85-4.25%

KANSAS CITY

5.0%

LOUISVILLE

4.25%

NASHVILLE

5.0-5.5%

ST. LOUIS

5.7% Q4 2021

MEET OUR TEAM MIDWEST MODERN BULK EXPERTS





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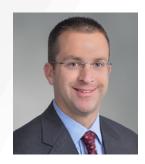
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CHICAGO | CINCINNATI | CLEVELAND | COLUMBUS | DALLAS/FORT WORTH | INDIANAPOLIS | KANSAS CITY | LOUISVILLE | NASHVILLE | ST LOUIS

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.