

As of Q4 2025

Modern Bulk Product

107.6 MSF Total Inventory

7.78% Total Vacancy Rate

Buildings \geq 200,000 SF with \geq 28' clear height, built \geq 2005*

Industrial Product

363.6 MSF Total Inventory

6.40% Total Vacancy Rate

Entire Greater Columbus Industrial Region



Market Inventory
107,567,003 SF



199 Buildings
In the Market



Under Construction
6,956,352 SF



Total Occupancy
99,193,453 SF



Total Vacancy
8,373,550 SF



Total Vacancy Rate
7.78%

*Disclaimer:

The criteria for modern bulk was adjusted to include buildings constructed within the last 20 years. The prior definition included buildings constructed since 1998.

Market Highlights | New Deals Q4 2025

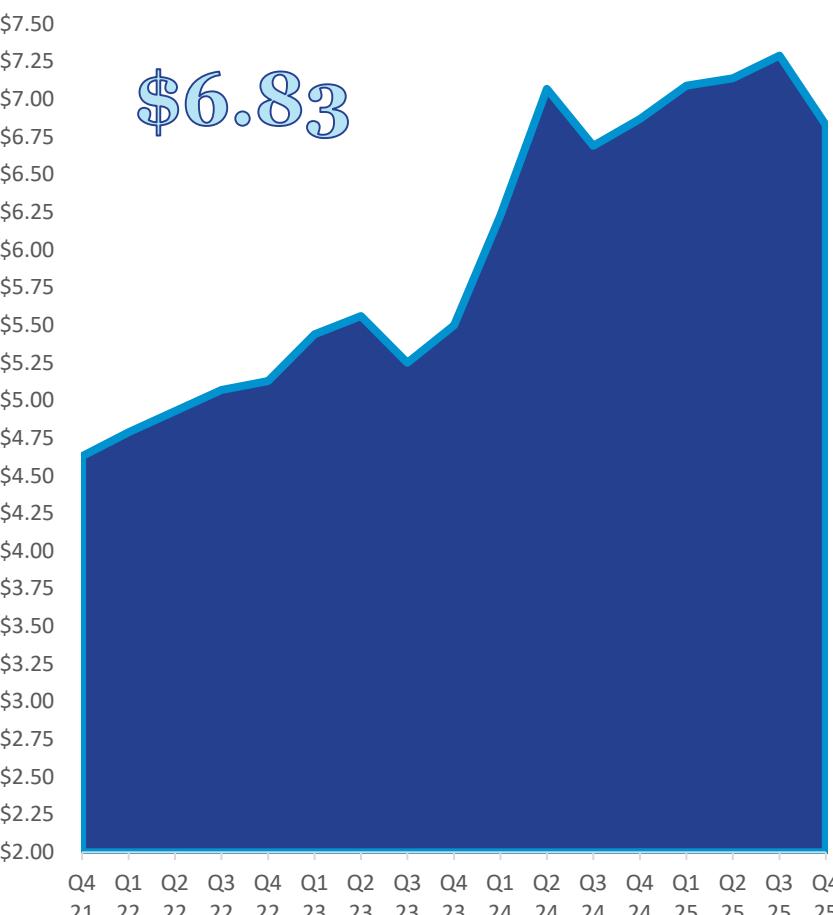
Address	Submarket	Tenant/Buyer	SF	Deal Type
12575 Industrial Pkwy.	Union	Sculptor Capital Management	1,280,830	Sale
714 Bosses Way	Pickaway	Crane Worldwide Logistics	1,198,965	Lease
1050 Gateway Dr.	Madison	EQT Real Estate	748,741	Sale
3051 Creekside Pkwy.	Southeast	DHL Supply Chain	737,471	Lease
5275 Centerpoint Pkwy.	Southeast	NorthPoint Development	318,769	Sale
9750 Innovation Campus Way	Licking	MDH Partners	302,880	Sale
12550 Jug St.	Licking	Meta	300,400	Lease
6730 Prushing Farms Rd.	Southeast	Aphorio Carter	288,172	Sale
2130 Rohr Rd.	Southeast	NorthPoint Development	275,869	Sale
6054 Shook Rd.	Southeast	NorthPoint Development	239,950	Sale
7697 Robinett Way	Fairfield	DB Schenker	221,316	Lease

Bold denotes a bulk lease/sale (over 200,000 SF) completed in a bulk building.

Regular denotes a deal completed less than 200,000 SF in a bulk building

Average Asking Rates PSF

\$6.83



Construction Snapshot | Projects Currently Under Construction

Project Name	City	Submarket	Owner/Developer	Project Size	Spec or BTS	Completion Date
Intel	New Albany	Licking	Intel	3,000,000	BTS	2031
Arsenal-1	Groveport	Pickaway	Anduril	924,352	BTS	Q2 2026
ODW Logistics BTS	Lockbourne	Southeast	Pinchal	861,640	BTS	Q3 2026
Amgen Expansion	New Albany	Licking	Amgen	418,000	BTS	Q1 2027
1285 Joyce Ave.	Columbus	East	Hillwood	336,040	Spec	Q3 2026
7460 Taylor Rd. SW	Reynoldsburg	Licking	Core5	310,240	Spec	Q3 2026
1345 Rohr Rd.	Lockbourne	Southeast	Trident Capital Group	303,120	Spec	Q1 2026
12550 Jug St.	New Albany	Licking	VanTrust	300,400	Spec	Q2 2026
1401 Joyce Ave.	Columbus	East	Hillwood	287,280	Spec	Q3 2026
9500 Innovation Campus Way	New Albany	Licking	Tenby	215,280	Spec	Q1 2026

General Bulk vs. True Bulk

We believe that it is incredibly important to show a true representation of the bulk market in Columbus, OH. In an effort to do so, we've broken down our bulk report into two categories:

General Bulk Statistics

These are a general market indicator including **all** vacancies in bulk buildings.

vs.

True Bulk Statistics

These are a more focused market indicator which **excludes** vacancies under 200,000 SF to give a snapshot of true bulk activity.

Vacancy Rate Comparison

General Bulk 7.78% **True Bulk** 6.68%

Overall Vacancy Rate Comparison (in SF)

8.4M General Bulk 7.2M True Bulk

Bulk Submarket Snapshot

Existing

Submarket	Existing Inventory	Existing Buildings	General Bulk Vacancy	True Bulk Vacancy	General Bulk Vacancy Rate	True Bulk Vacancy Rate
CBD	822,040	2	599,040	599,040	72.87%	72.87%
Delaware	1,951,235	7	128,000	0	6.56%	0.00%
East	2,665,103	9	166,757	0	6.26%	0.00%
Fairfield	1,790,114	4	90,165	0	5.04%	0.00%
Licking	25,032,833	44	351,000	351,000	1.40%	1.40%
Madison	14,602,999	18	3,111,380	3,111,380	21.31%	21.31%
North	2,153,673	5	707,940	707,940	32.87%	32.87%
Pickaway	14,077,930	20	1,627,080	1,437,851	11.56%	10.21%
Southeast	37,050,118	71	875,665	478,227	2.36%	1.29%
Southwest	3,277,432	10	217,102	0	6.62%	0.00%
Union	2,674,869	5	250,829	250,829	9.38%	9.38%
West	1,468,657	4	248,592	248,592	16.93%	16.93%
Total	107,567,003	199	8,373,550	7,184,859	7.78%	6.68%

Under Construction

Submarket	Buildings Under Construction	Total SF Under Construction	# of Projects Completed YTD	Total SF Completed YTD
CBD	0	0	0	0
Delaware	0	0	0	0
East	2	623,320	0	0
Fairfield	0	0	0	0
Licking	5	4,243,920	1	255,000
Madison	0	0	0	0
North	0	0	0	0
Pickaway	1	924,352	2	862,498
Southeast	2	1,164,760	0	0
Southwest	0	0	0	0
Union	0	0	1	250,829
West	0	0	0	0
Total	10	6,956,352	4	1,368,327

Columbus Industrial Submarkets



Bulk Available Space

Sorted & color coded by available SF. Availability is limited to 100,000 SF and above.

Property	Available SF	Building Size	Submarket	Owner	Clear Height	>600k	500-600k	400-500k	300-400k	200-300k	<200k
44 Commerce Pky.	1,090,000	1,090,000	Madison	Stonemont	40'						
4229 Raymond Ave.	1,027,649	1,027,649	Pickaway	MetLife	40'						
220 Park West Dr.	845,280	845,280	Madison	Stockbridge Capital	36'						
1020 Enterprise Pky.	832,600	832,600	Madison	EQT	36'						
71 North Commerce Center	707,940	707,940	North	HM Industrial	34'						
2255 Parsons Ave.	599,040	599,040	CBD	Stonemont	36'						
3780 Tradeport Ct.	509,275	1,020,205	Pickaway	Mapletree	40'						
5415 Centerpoint Pky.	478,227	478,544	Southeast	Granite REIT	36'						
200 Park West Dr.	343,500	712,000	Madison	Ambrose	33'						
1285 Joyce Ave.	336,351	336,351	East	Hillwood	40'						
521 Exchange Way	320,666	1,194,865	Pickaway	VanTrust (sublease)	36'						
7460 Taylor Rd. SW	310,240	310,240	Licking	Core5	36'						
9296 Intermodal Ct.	304,560	304,560	Pickaway	TradeLane	40'						
9224 Intermodal Ct.	303,850	482,220	Pickaway	Prologis	32'						
1345 Rohr Rd.	303,120	303,120	Southeast	Trident Capital Group	32'						
1401 Joyce Ave.	287,653	287,653	East	Hillwood	32'						
Edge Industrial Park- Bldg 2	255,000	255,000	Licking	Leveck Development	36'						
1020 Innovation Way	250,829	250,829	Union	Opus	32'						
910 Hilliard Rome Rd.	248,592	248,592	West	TPA	36'						
3500 Centerpoint Dr.	242,560	531,726	Southwest	Founders	32'						
3755 Hayes Rd.	232,102	640,640	Southeast	JobsOhio	36'						
9500 Innovation Campus Way	215,280	215,280	Licking	Tenby	32'						
6260-6320 Winchester Blvd.	197,465	263,120	Southeast	STAG Industrial	32'						
6111-6121 Bixby Rd.	130,630	436,079	Southeast	CBRE Investment Management	32'						
2039 Pittsburgh Dr.	128,000	255,947	Delaware	The Camber Company	36'						
10302 Transport St.	125,000	598,754	Pickaway	MetLife	32'						
3219 Rohr Rd.	107,972	567,000	Southeast	EQT	36'						
5999 Bixby Rd.	100,000	436,079	Southeast	CBRE Investment Management	32'						

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