Columbus

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Inventory	Y-O-Y CHANGE	Vacancy Rate	Y-O-Y CHANGE	Asking Rental Rate*	Y-O-Y CHANGE	Net Absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under Construction	Y-O-Y CHANGE
316.3 msf	↗	**7.7** %	↘	**$6.07** psf (NNN)	↗	**8.3** msf	↗	**2.6** msf	↘	**6.3** msf	↗
Q4 2024: 306.4 msf		Q4 2024: 9.4%		Q4 2024: $5.85		Q4 2024: -1.1 msf		Q4 2024: 8.5 msf		Q4 2024: 3.2 msf	

*Based on all classes of available inventory

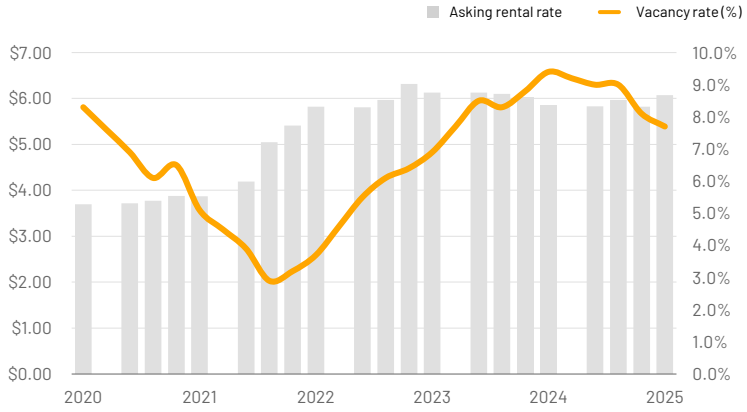
Market Trends

01 Vacancy continued to tick down as 2025 ended, declining 170 basis points year over year. Annual net absorption totaling 8.3 million square feet (msf) fueled the decline as new leases from prior quarters, such as Bleckmann Group, commenced.

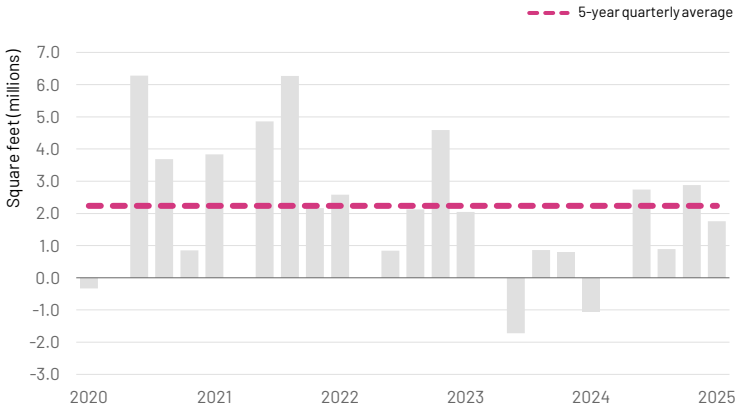
02 New commitments from occupiers in the logistics sector continued to drive activity in Q4, evidenced by large new leases from Crane Worldwide Logistics in Pickaway and DHL Supply Chain in the Southeast.

03 The development pipeline climbed 3.1 msf year over year but consists of nearly 80.0% build-to-suit product, setting a high floor for the near-term absorption outlook heading into 2026.

Asking Rent and Vacancy



Net Absorption



Top Leases

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
Crane Worldwide Logistics	1,198,965	Pickaway	714 Bosses Way	New Lease	Logistics & Distribution/3PLs
DHL Supply Chain	737,471	Southeast	3051 Creekside Parkway	New Lease	Logistics & Distribution/3PLs
Mars Petcare	465,256	Northwest	5303 Fisher Road	Renewal	Food & Beverage
J. Boren & Sons Logistics	340,049	Southeast	3100 Creekside Parkway	New Lease	Logistics & Distribution/3PLs
DSV Contract Logistics	221,092	Fairfield	7697 Robinett Way	New Lease	Logistics & Distribution/3PLs

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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