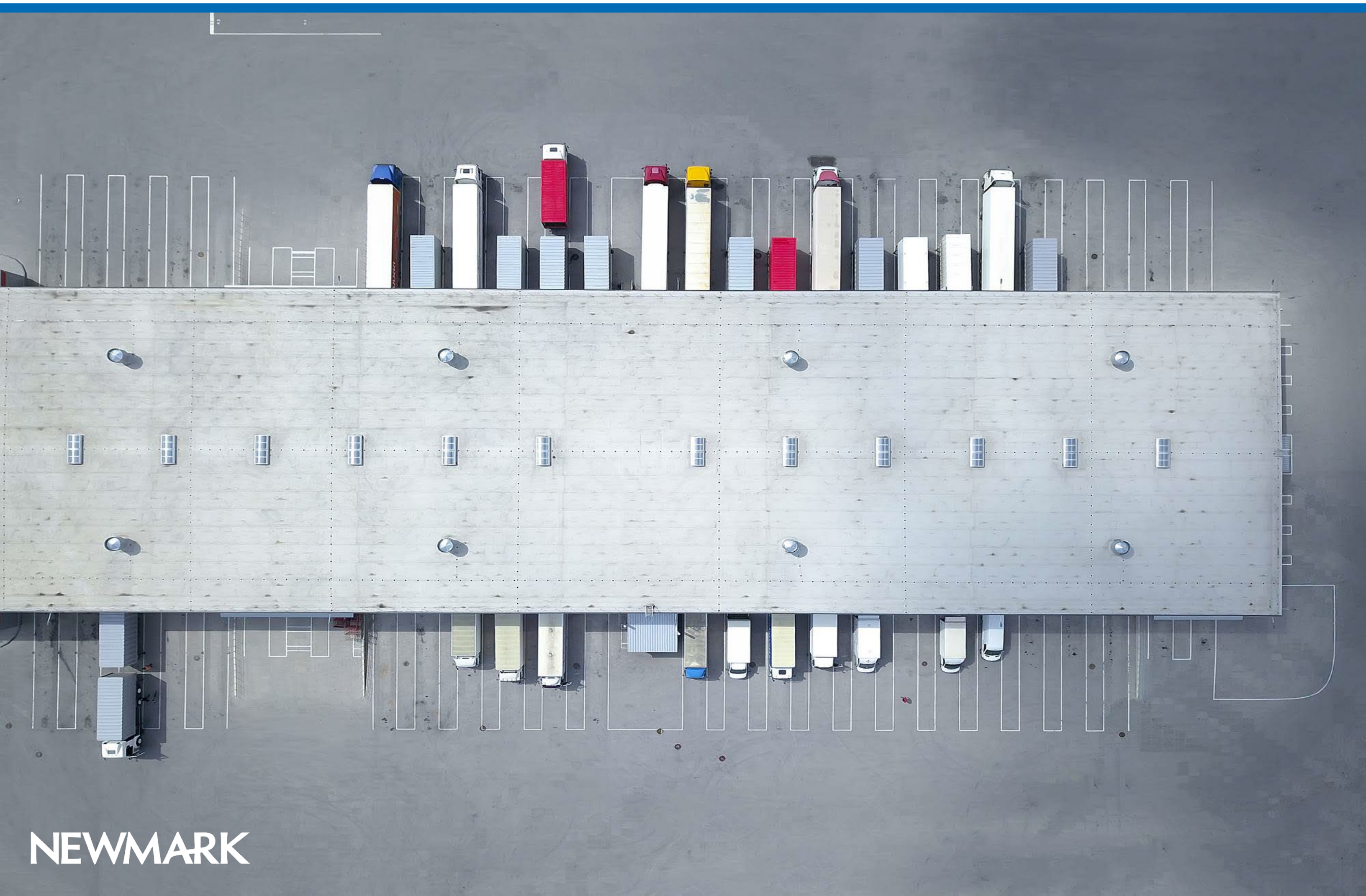
4Q25

Midwest Industrial Market Quarterly Snapshot



NEWMARK

Midwest Industrial Market
Quarterly Snapshot

4Q25

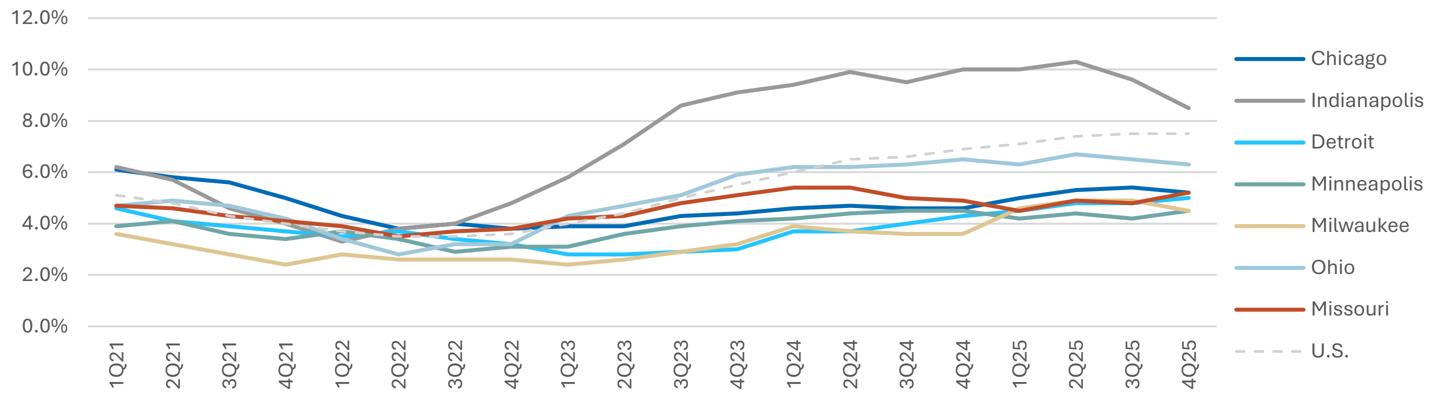
Market Trends & Intel

- The Midwest industrial market closed 2025 with solid fundamentals, as nine of 10 markets reported vacancy below the national average. Ongoing demand is supported by the region's central location, logistics infrastructure, and rent advantages relative to coastal markets.
- Columbus and Indianapolis led regional performance, posting the highest leasing activity as a share of inventory alongside the strongest sales volume and growth. Chicago and Kansas City also delivered steady results, with healthy leasing and some of the lowest vacancy rates in the Midwest. While St. Louis and Cleveland softened over the year, both remain tighter than most U.S. markets.
- The sector is facing economic headwinds and industrial employment growth has stalled both nationally and across the region. There were 24 Midwest facility closures announced in 4Q25, resulting in nearly 6,000 job losses. Despite this, footprints are expected to grow in the long-term as companies invest in facilities with advanced tech and automation.

Quarterly Statistics

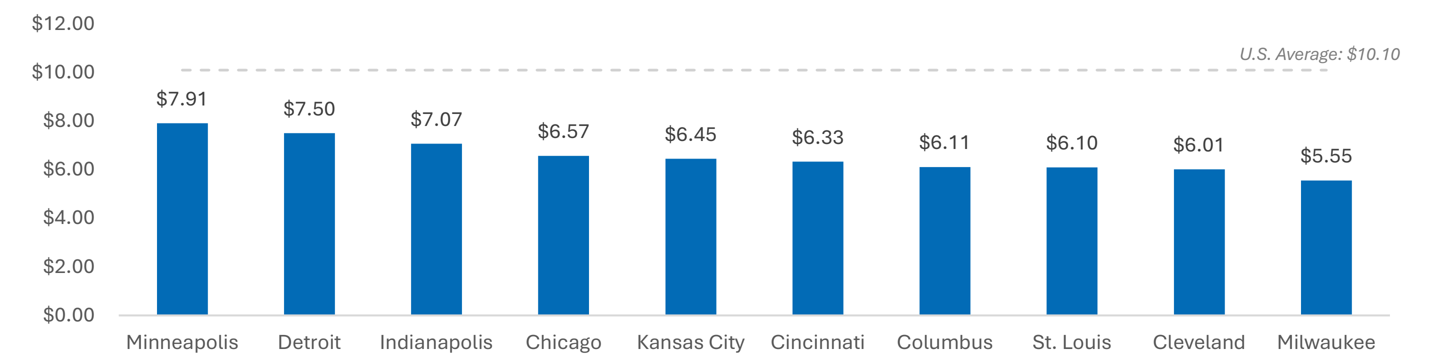
Market	Inventory MSF	Under Construction MSF	4Q25 Net Absorption SF	YTD Net Absorption	Total Vacancy
Chicago	1,262.2	11.6	5.2M	5.9M	5.2%
Minneapolis	442.2	6.0	(529K)	2.8M	4.5%
Detroit	441.6	4.0	428K	(1.1M)	5.0%
Indianapolis	391.6	4.8	5.2M	9.1M	8.5%
Kansas City	346.1	6.4	219K	8.4M	5.0%
Cincinnati	318.1	0.9	125K	1.6M	5.9%
Columbus	298.6	5.2	3.3M	8.8M	7.2%
St. Louis	295.5	4.5	(2.1M)	(2.2M)	5.4%
Cleveland	295.3	0.6	658K	(2.7M)	5.8%
Milwaukee	289.0	1.3	1.3M	(756K)	4.5%

Historical Vacancy Rate



Source: Newmark Research, CoStar

4Q25 Average Direct Asking Rates (PSF/NNN)



Source: Newmark Research, CoStar

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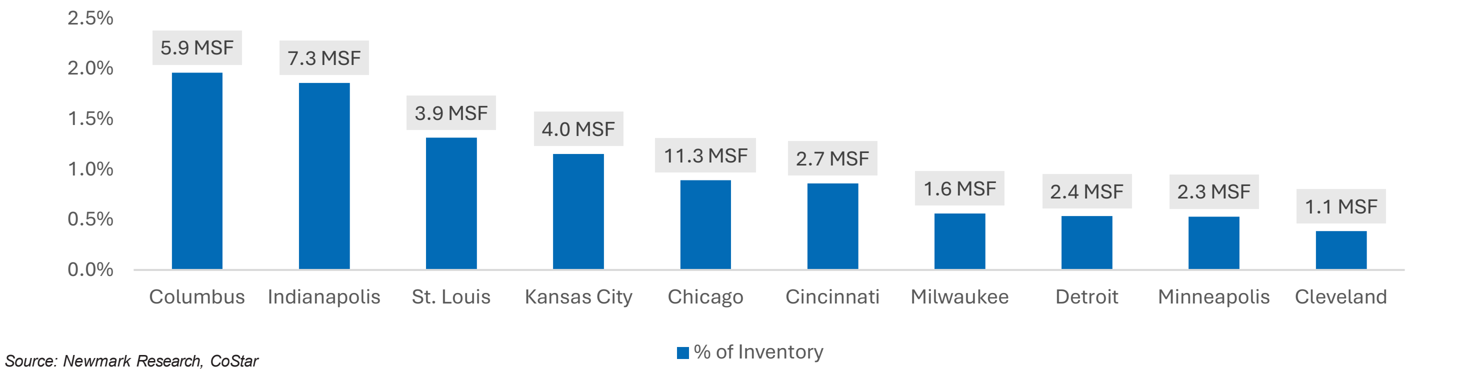
Midwest Industrial Market **Quarterly Snapshot**

4Q25 Leasing Volume and as % of Inventory



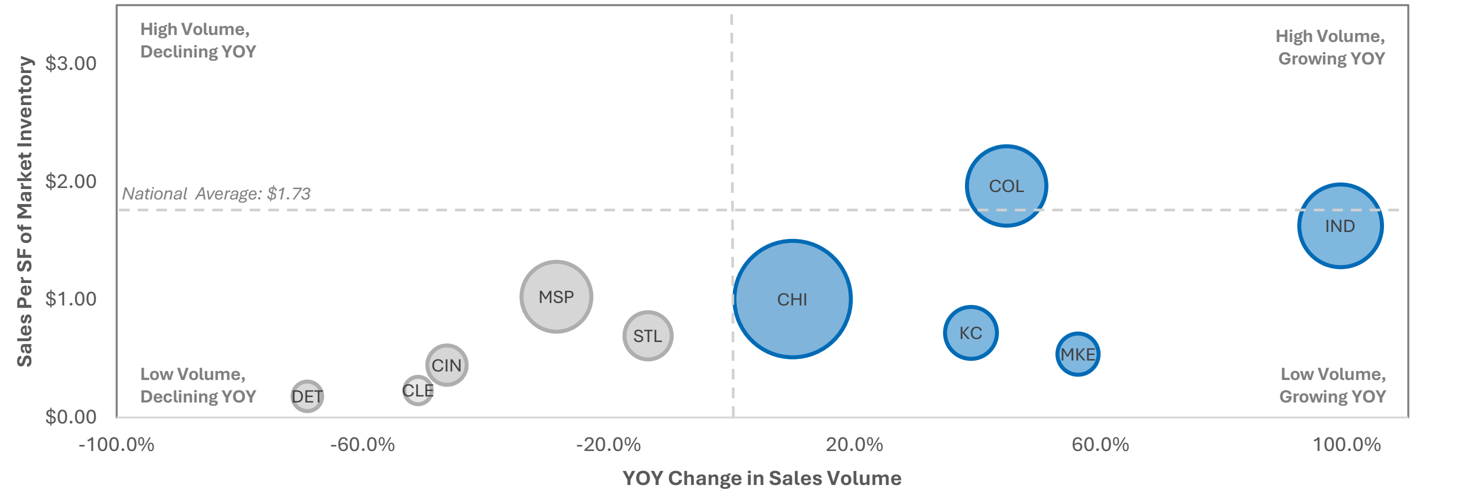
Source: Newmark Research, CoStar

4Q25 TOP DIRECT NEW LEASES (SF)

TENANT	MARKET	ADDRESS	INDUSTRY	SF LEASED
Kimberly Clark	Chicago	30961 S. Elion Way	Consumer Goods	1,542,000
RJW Logistics	Chicago	26531 W. 143rd St.	Logistics & Distribution/3PLs	1,209,000
Crane Worldwide Logistics	Columbus	714 Bosses Way	Logistics & Distribution/3PLs	1,198,965
Greenbox Systems	Chicago	30542 S. Elion Blvd.	Logistics & Distribution/3PLs	1,002,000
DHL Supply Chain	Columbus	3051 Creekside Pkwy.	Logistics & Distribution/3PLs	737,471

4Q25 Midwest Capital Markets Activity

Bubble Size = Total Sales Volume



Source: Newmark Research, Real Capital Analytics

4Q25 TOP SALE TRANSACTIONS ($)

BUYER	MARKET	ADDRESS	RSF	SALE PRICE	SALE PRICE PSF
Cloud Capital / Arcapita	Minneapolis	1001 S. 3rd Ave.	465,923	$235,899,269	$506
Sculptor Real Estate	Columbus	12575 Industrial Pkwy.	1,273,000	$122,000,000	$96
LCN Capital Partners	Minneapolis	10000 Mission Dr.	248,000	$92,000,000	$371

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Regional Labor Force

Non-farm Employment
16.9M

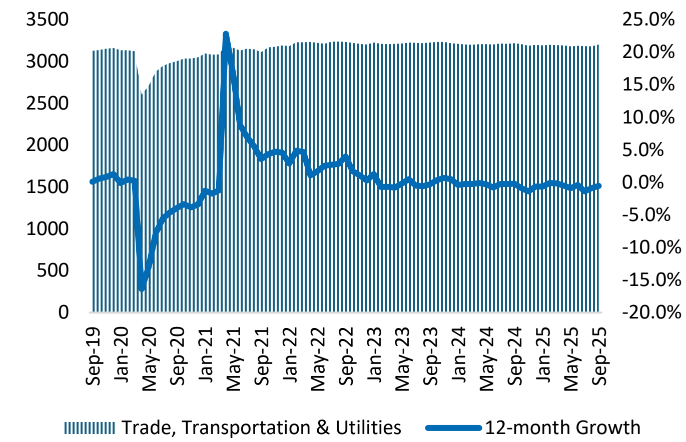
Unemployment Rate
4.16%

Industrial Sector Employment
5.6M

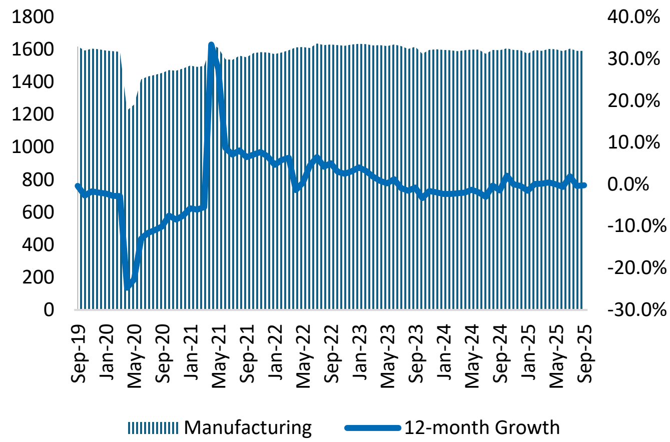
Source: Newmark Research, U.S. Bureau of Labor Statistics

Industrial Employment

TRADE, TRANSPORTATION & UTILITIES



MANUFACTURING



Source: Newmark Research, U.S. Bureau of Labor Statistics

NOTABLE 4Q25 WARN LAYOFF ANNOUNCEMENTS

COMPANY	STATE OF RECORD	EVENT	# OF WORKERS
Ultium Cells-General Motors	Ohio	Mass Layoff	484 Permanent / 850 Temporary
Factory ZERO Detroit-Hamtramck Assembly Center	Michigan	Permanent Closure	1,140
AAR Aircraft Services	Indiana	Permanent Closure	329
Freudenberg Battery Power Systems, LLC	Michigan	Permanent Closure	300
Minnesota Paving & Materials	Minnesota	Permanent Closure	297
Dalton Corporation	Indiana	Permanent Closure	257

Source: Newmark Research, U.S. Bureau of Labor Statistics

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