

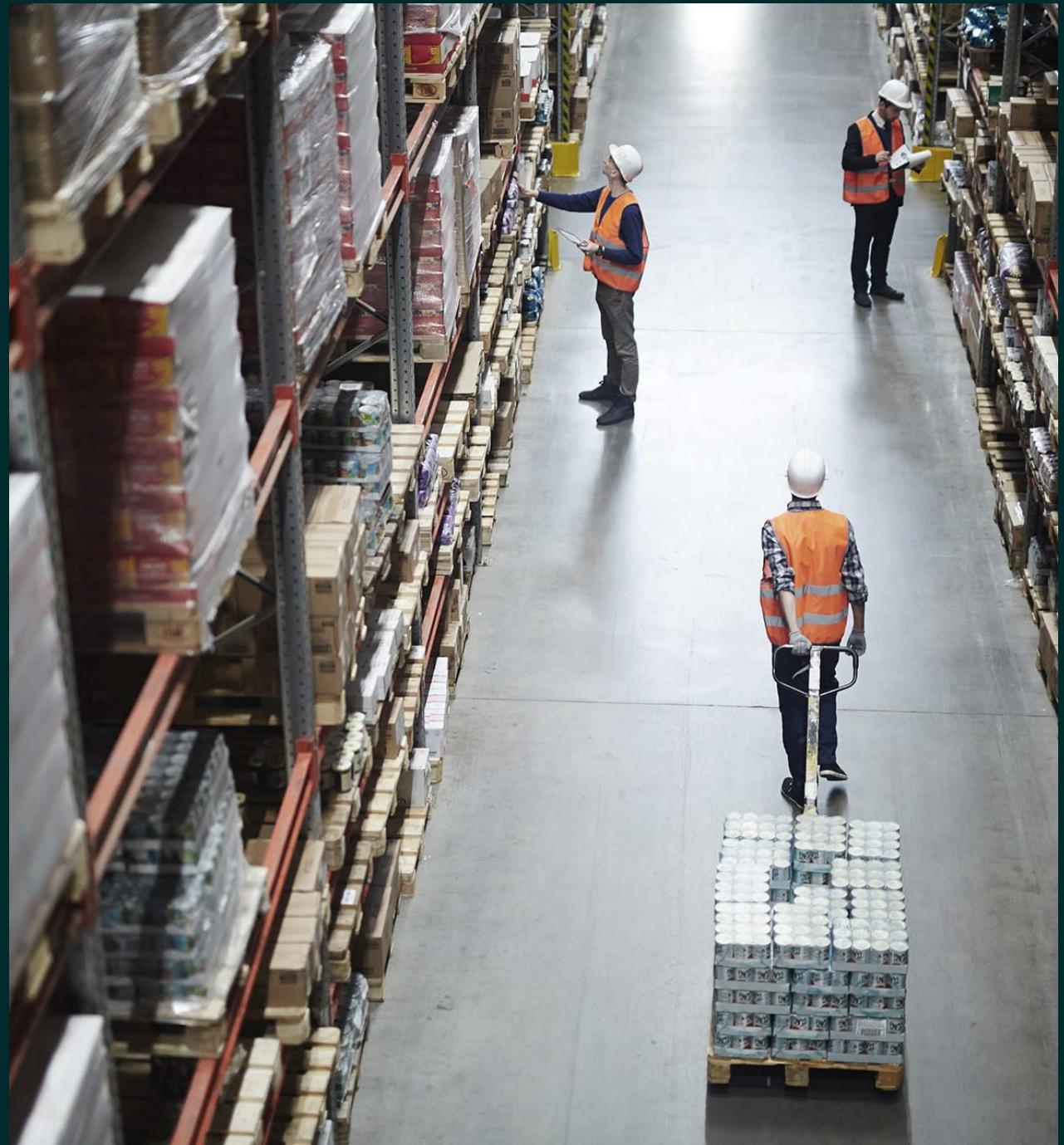
Transportation & Warehouse Labor Metrics 2026

MIDWEST U.S. INDUSTRIAL

Midwest transportation and warehouse (T&W) employment growth averaged 3.0% annually since 2016, adding a total of 257,000 employees

CBRE RESEARCH | SEPTEMBER 2026

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Introduction

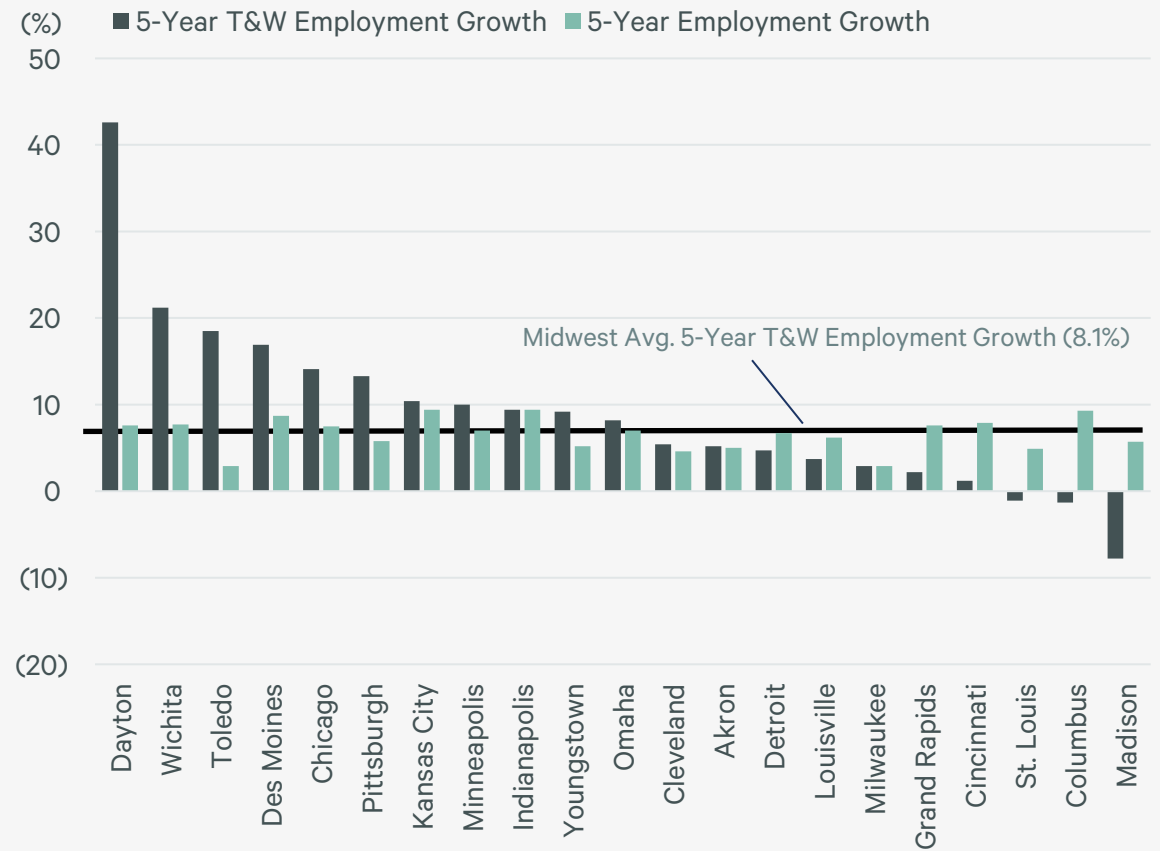
In this report the largest 21 markets in the Midwest were evaluated based on the current transportation and warehouse labor situations. This report also evaluates industrial demand, as measured by completions and net absorption, and analyzes its correlation with demand for skilled and affordable industrial labor.

After averaging a record-setting 3.3% annual growth from 2011 to 2023, growth in transportation and warehouse (T&W) employment has slowed, reflecting reduced development activity for new distribution and warehouse facilities.

There are many factors to consider when evaluating an industrial labor market. To learn more about an individual Midwest market, refer to the individual market pages starting on page 10.

As shown in Figure 1, 11 of the 21 Midwest markets have 5-year T&W employment growth above the Midwest average of 8.1%

FIGURE 1: Midwest 5-Year T&W Employment Growth & 5-Year Employment Growth By Market



Source : Bureau of Labor Statistics (BLS), June 2026.

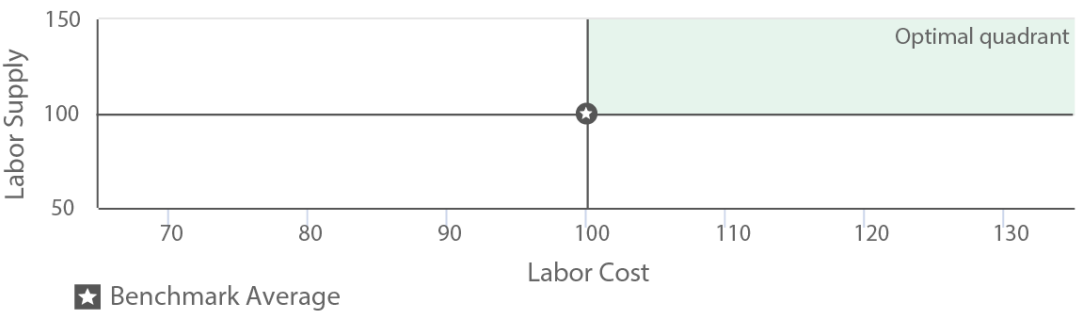
Market Index Methodology

Index scores are calculated so that they are relative to the national average. With national indices having a value of 100, all scores above 100 indicate a positive attribute, while scores below 100 indicate a negative attribute. Cost scores are inverted so that a score above 100 indicates a lower cost market than the national average. The index score is utilized to assign a rating, refer to the chart on the right for the rating indication.

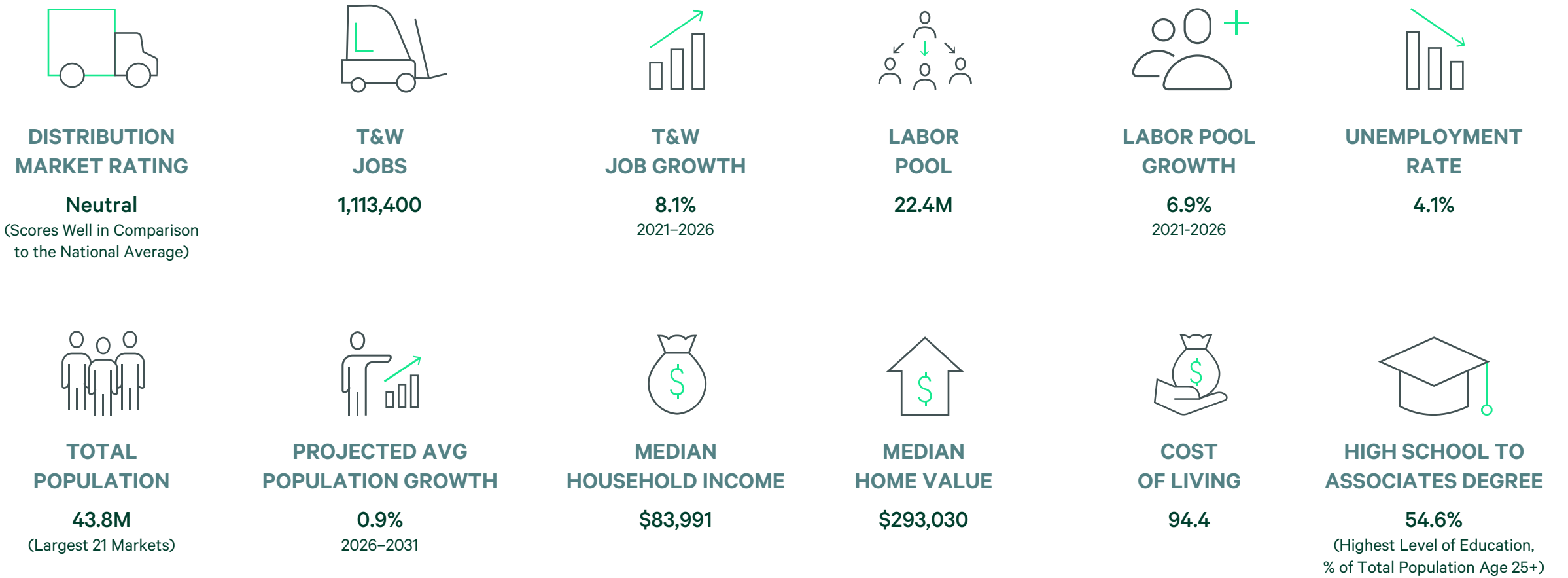
- A supply score of 105 indicates the value is 5% **greater than the national average**.
- A cost score of 105 indicates the value is 5% **less than the national average**.

Index score	Indication
● 115+	Highly positive and desirable rating: Scores very well in comparison to the national average. Supply is well above national average; Cost is well below national average.
● 105-114	Positive and desirable rating: Scores well in comparison to the national average. Supply is above national average; Cost is below national average.
● 95-104	Neutral rating: Scores close to the national average. Supply and Cost are close to the national average.
● 85-94	Negative rating: Scores below the national average. Supply is below the national average; Cost is above the national average.
● 84-Below	Highly negative rating: Scores well below the national average. Supply is well below the national average; Cost is well above the national average.

National Average 100



Midwest Key Labor Supply Stats



Source: ESRI, 2026, CBRE Labor Analytics Group (CBRE LAG), Bureau of Labor Statistics (BLS), June 2026. T&W = Transportation and Warehouse, The Council For Community And Economic Research Q2 2026.

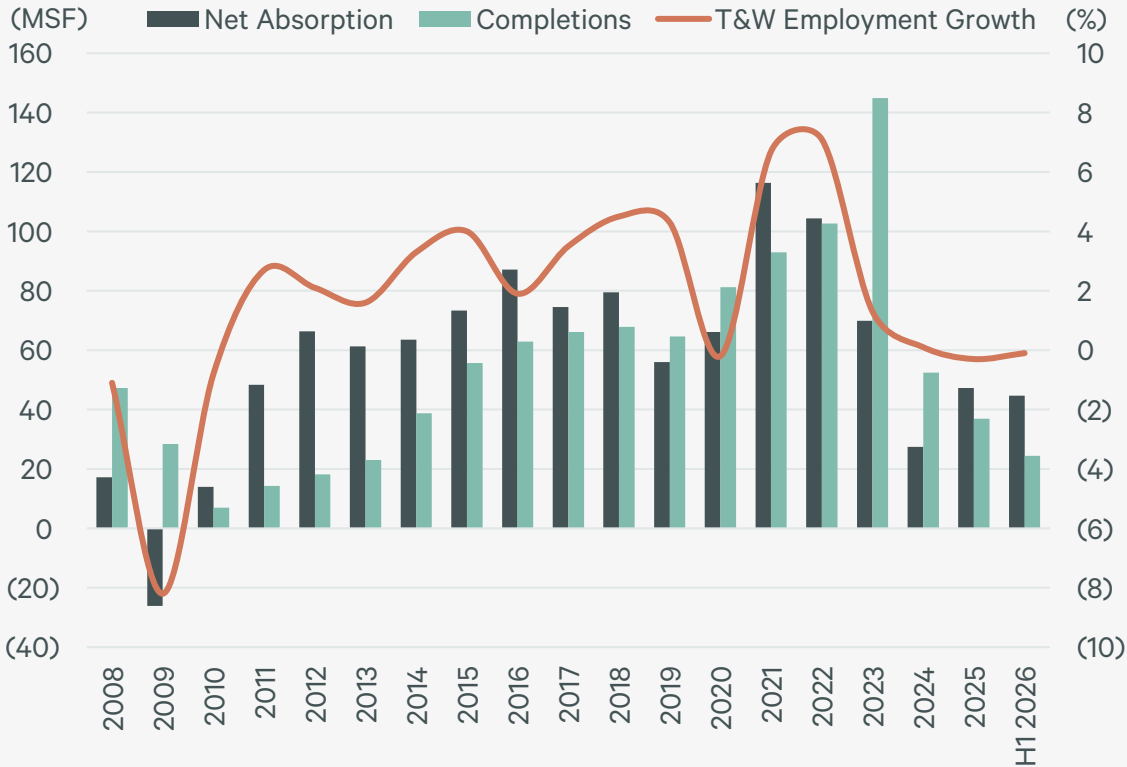
Industrial Market Activity

Key demand drivers for the distribution and warehouse sector include third-party logistics providers, e-commerce and consumer retail, and suppliers supporting data center development. As these occupiers continue to scale their operations, access to a deep pool of skilled and cost-effective labor will remain critical. The Midwest is well positioned to meet these needs, offering both the workforce scale and labor profile sought by employers.

While employment growth has stabilized in recent years, the T&W sector posted a substantial growth total adding 257,000 employees across major Midwest markets over the past 10-year period, with sector employment rising 30.0% and its share of total employment increasing from 4.0% to 5.0%. During the same time-period the Midwest has posted 773 million sq. ft. of positive net absorption and delivered nearly the identical amount of space at 797 million sq. ft.

The T&W sector has added 257,000 employees across major Midwest markets over the past 10-year period, with sector employment rising 30.0%

FIGURE 2: Midwest Net Absorption, Completions, T&W Employment Growth



Source : CBRE Research, Q2 2025., Bureau of Labor Statistics (BLS), June 2026.

T&W Employment

T&W employment growth averaged 3.1% between 2011 and 2019, following a dip in 2020 growth averaged 5.0% in the years from 2021 to 2023. The Midwest T&W labor market has normalized over the past few years, with a slight decline of -0.1% over the past 12 months.

Midwest T&W employment increased by 30.0% over the past ten years significantly outpacing overall employment growth of 5.3% during the same time-period. As illustrated in Figure 3, T&W employment experienced a much smaller decline in 2020 than overall employment and posted stronger recovery gains between 2021 and 2023. Today, the Midwest's T&W sector employs approximately 1.1 million workers.

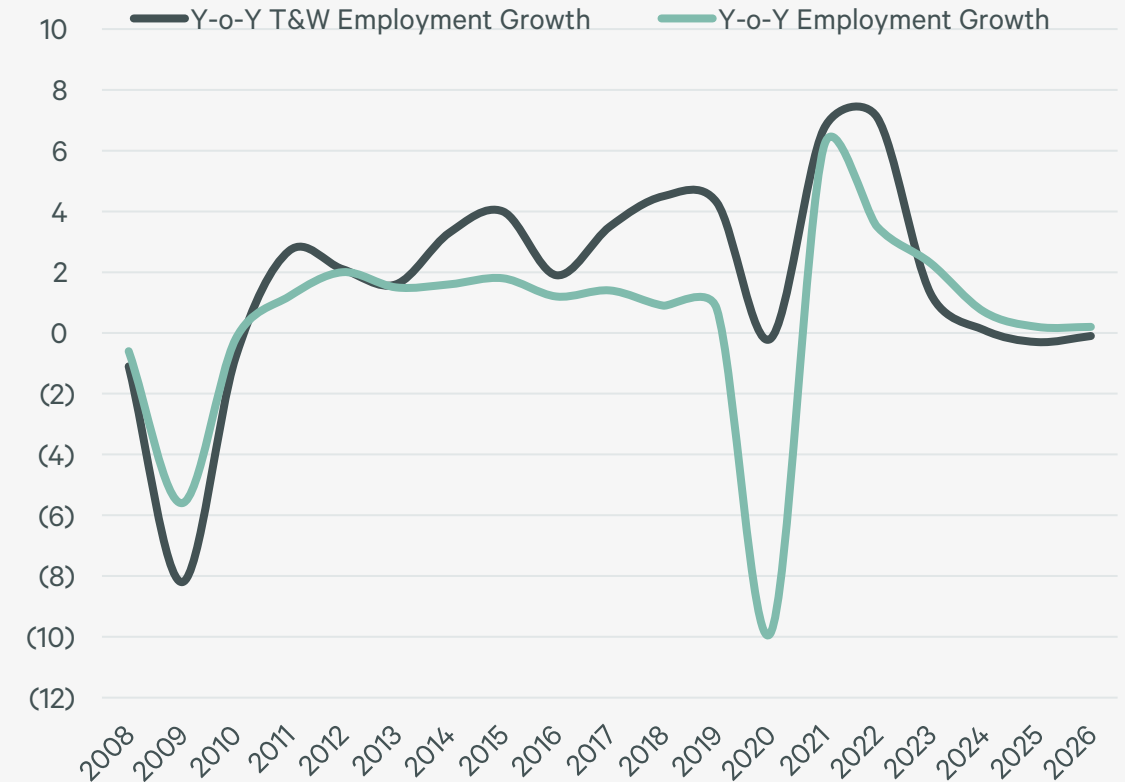
5.0%

T&W market share of overall employment

1.1 M

Overall T&W employment in the Midwest

FIGURE 3: Midwest Historical Average Y-O-Y T&W Employment Growth And Y-O-Y Employment Growth



Source: : Bureau of Labor Statistics (BLS), June 2026.

T&W Employment by Market

T&W employees make up approximately 5.0% of the overall employment in the Midwest. Six markets in the Midwest exceeded the overall average: Louisville (8.7%), Indianapolis (7.0%), Columbus (6.3%), Chicago (6.0%), Toledo (5.8%), Kansas City (5.5%).

6

Midwest markets exceeded the T&W employment average of 5.0%

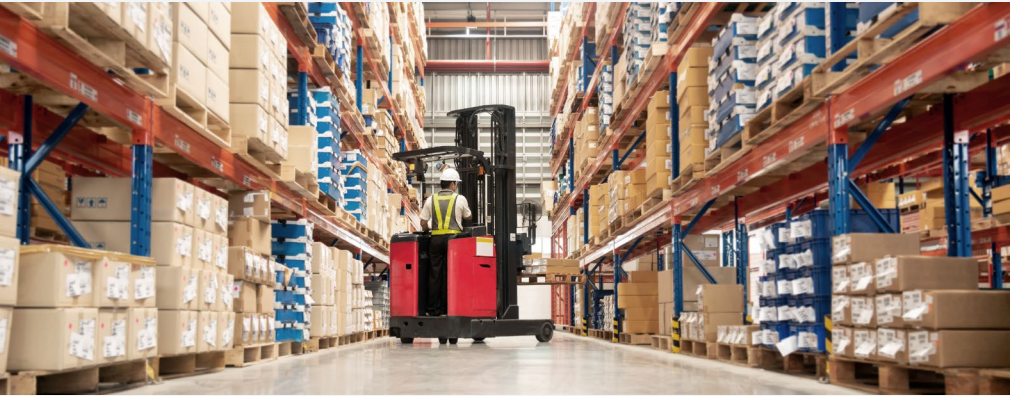
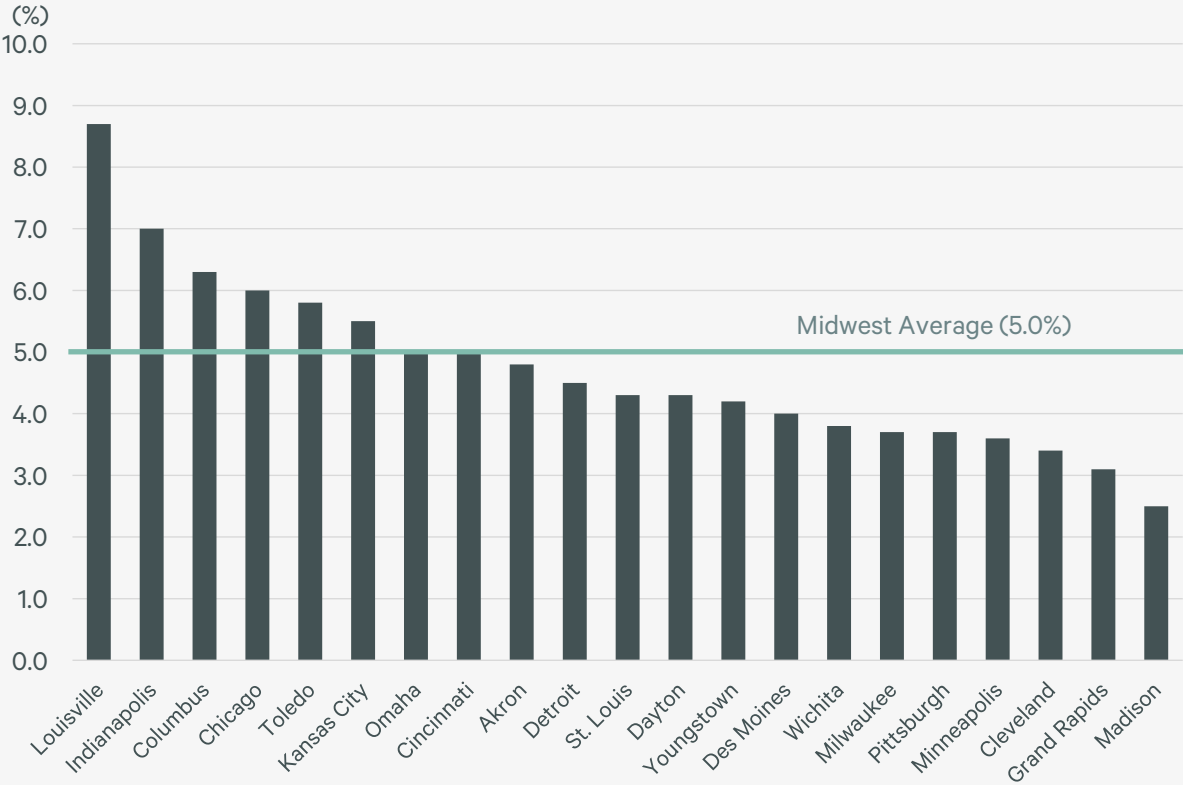


FIGURE 4: Midwest Markets Transportation & Warehouse % of Overall Employment



Source: : Bureau of Labor Statistics (BLS), June 2026.

Industrial Occupiers

CBRE's 2026 Occupier Survey indicates most companies plan to maintain or grow their footprints, with the Midwest emerging as the second-most preferred region for industrial occupiers assessing their national portfolios.

91.3%

Occupier Survey respondents expecting to maintain or expand footprint

21.7%

Occupier Survey respondents who expect to expand in the Midwest

FIGURE 5: How do you expect Warehouse/Manufacturing Requirements to change

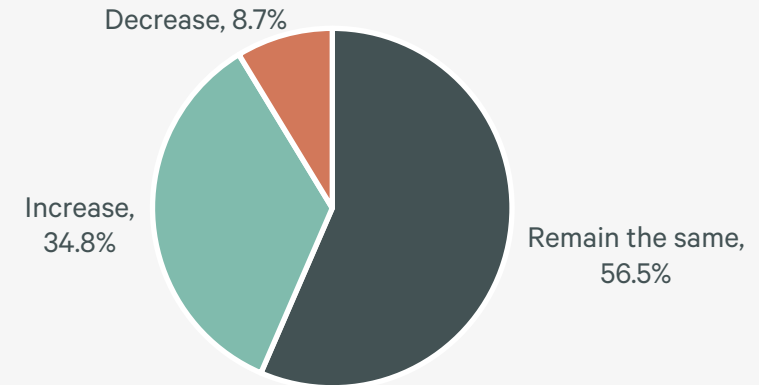
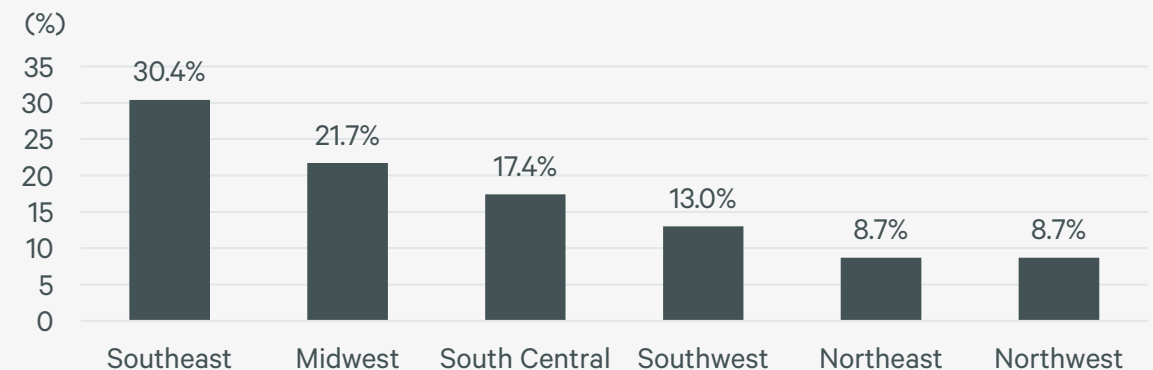


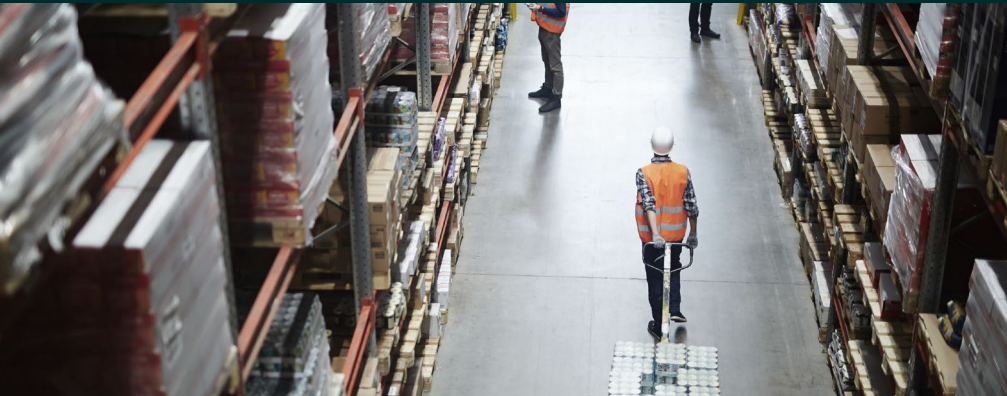
FIGURE 6: What Regions do you plan on expanding your footprint



Source: : CBRE Occupier Survey, 2026.

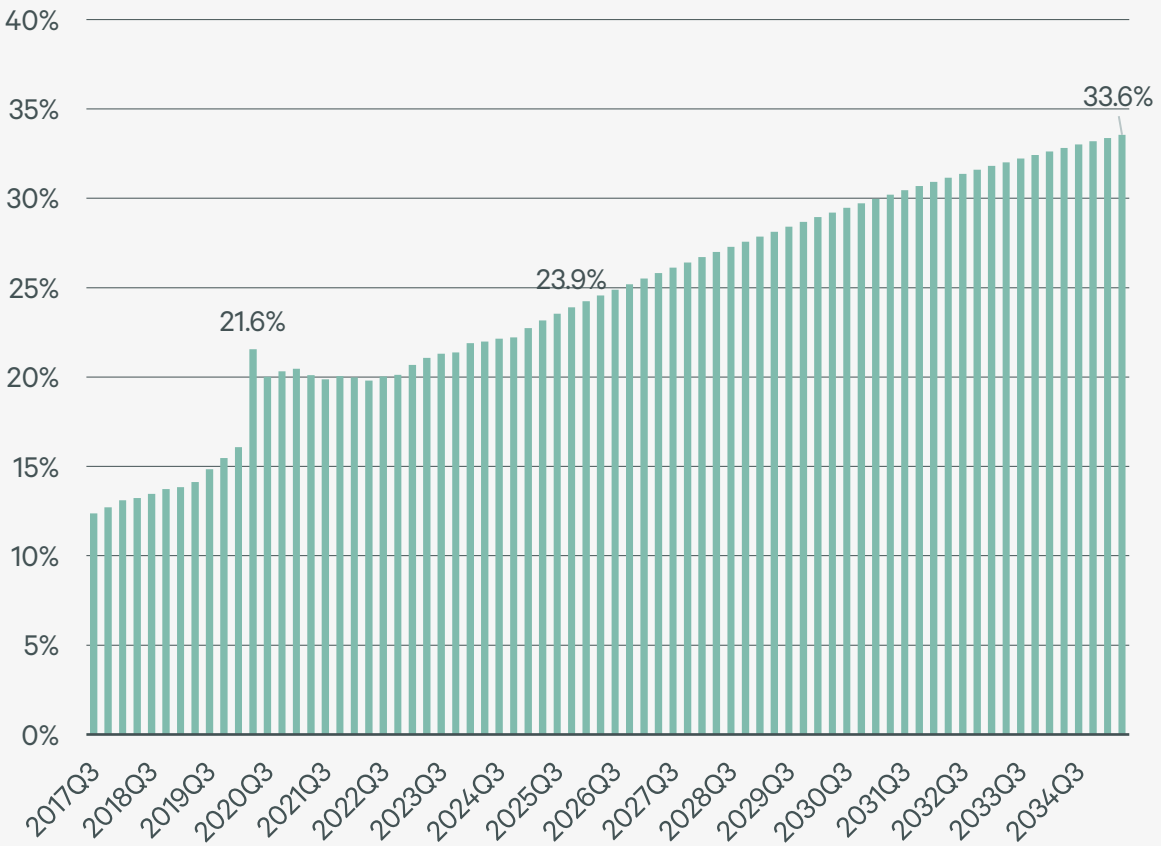
E-Commerce

Activity in the e-commerce sector has returned to pre-pandemic rate of growth and will reach 34% in the next decade. E-commerce remains one of the top drivers for continued demand of T&W labor.



E-commerce will reach 34% of retail sales in the next decade

FIGURE 7: E-Commerce as a percent of non-auto or gas related retail sales



Source: CBRE Research, Q4 2025.

Market Labor Comparison

T&W JOB INDEX SCORE (Nat'l Avg. 100)													
Market	Market Rating	T&W Employment	T&W Employment Growth (5-Year)	Employment	Employment Growth (5-Year)	Warehouse Supervisor	Forklift Operator	Materials Handler	Shipping and Receiving Clerk	Warehouse Worker	Population	Projected Population Growth (5-Year)	Unemployment Rate
Akron	Neutral	16,300	5.2%	339,000	5.0%	101	101	101	101	101	697,000	-0.3%	3.6%
Chicago	Neutral	287,200	14.1%	4.8M	7.5%	90	87	86	90	86	9.2M	-0.8%	4.9%
Cincinnati	Neutral	58,600	1.2%	1.1M	7.9%	88	78	78	88	78	2.3M	1.4%	3.7%
Cleveland	Neutral	37,100	5.4%	1.1M	4.6%	100	97	97	97	97	2.1M	-0.2%	3.1%
Columbus	Positive	75,700	-1.3%	1.2M	9.3%	100	94	94	97	94	2.2M	3.5%	3.2%
Dayton	Neutral	17,400	42.6%	403,100	7.6%	102	101	101	99	101	823,000	0.3%	3.5%
Des Moines	Positive	16,600	16.9%	417,100	8.7%	99	98	98	98	98	771,000	6.0%	3.4%
Detroit	Neutral	92,000	4.7%	2.0M	6.7%	94	89	89	93	89	4.3M	-0.5%	4.8%
Grand Rapids	Positive	19,000	2.2%	608,000	7.6%	104	99	99	99	99	1.1M	1.4%	4.5%
Indianapolis	Positive	82,300	9.4%	1.1M	9.4%	100	98	98	102	98	2.2M	3.8%	3.4%
Kansas City	Neutral	64,700	10.4%	1.1M	9.4%	99	96	96	99	96	2.2M	2.3%	3.8%
Louisville	Positive	62,000	3.7%	714,000	6.2%	102	97	97	103	97	1.4M	2.0%	4.8%
Madison	Neutral	10,700	-7.8%	429,000	5.7%	98	95	95	99	95	721,000	3.8%	2.9%
Milwaukee	Neutral	32,000	2.9%	863,000	2.9%	95	96	96	98	96	1.5M	-0.1%	3.8%
Minneapolis	Negative	72,500	10.0%	2.0M	7.0%	90	87	86	88	86	3.8M	2.7%	4.4%
Omaha	Positive	26,500	8.2%	530,000	7.0%	103	100	99	101	99	1.0M	3.3%	3.1%
Pittsburgh	Neutral	45,200	13.3%	1.2M	5.8%	96	98	99	102	99	2.4M	0.0%	3.7%
St. Louis	Neutral	61,200	-1.1%	1.4M	4.9%	97	94	92	97	92	2.8M	0.2%	3.8%
Toledo	Positive	17,300	18.5%	300,000	2.9%	102	99	99	100	99	599,000	-0.6%	4.0%
Wichita	Positive	12,000	21.2%	315,000	7.7%	105	106	106	107	106	662,000	1.5%	4.5%
Youngstown	Positive	7,100	9.2%	167,000	5.2%	107	105	105	106	105	424,000	-0.7%	4.8%
Midwest Average	Neutral	53,019	8.1%	22.4M	6.9%	99	96	96	98	96	2.0M	0.9%	4.1%

Source: ESRI, 2026, CBRE Labor Analytics Group (CBRE LAG), Bureau of Labor Statistics (BLS), June 2026, T&W = Transportation and Warehouse

Akron



**TOTAL
POPULATION**
697,000



**POPULATION
GROWTH (PROJ.)**
-0.3%
Projected 2026–2031



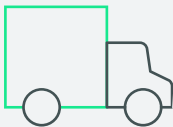
**UNEMPLOYMENT
RATE**
3.6%



**T&W
JOBS**
16,300

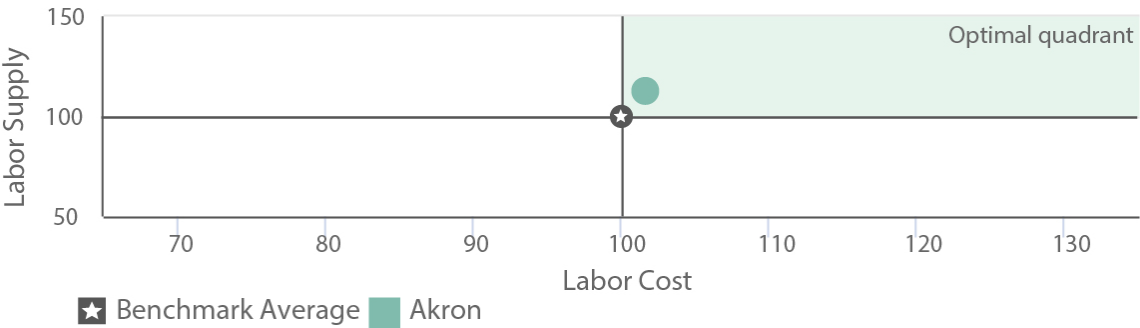


**T&W JOB
GROWTH**
5.2%
2021–2026



**DISTRIBUTION
MARKET RATING**
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	101
Materials Handler – 1 Year	101
Shipping and Receiving Clerk – 1 Year	101
Warehouse Supervisor – 3 Year	101
Warehouse Worker – 1 Year	101

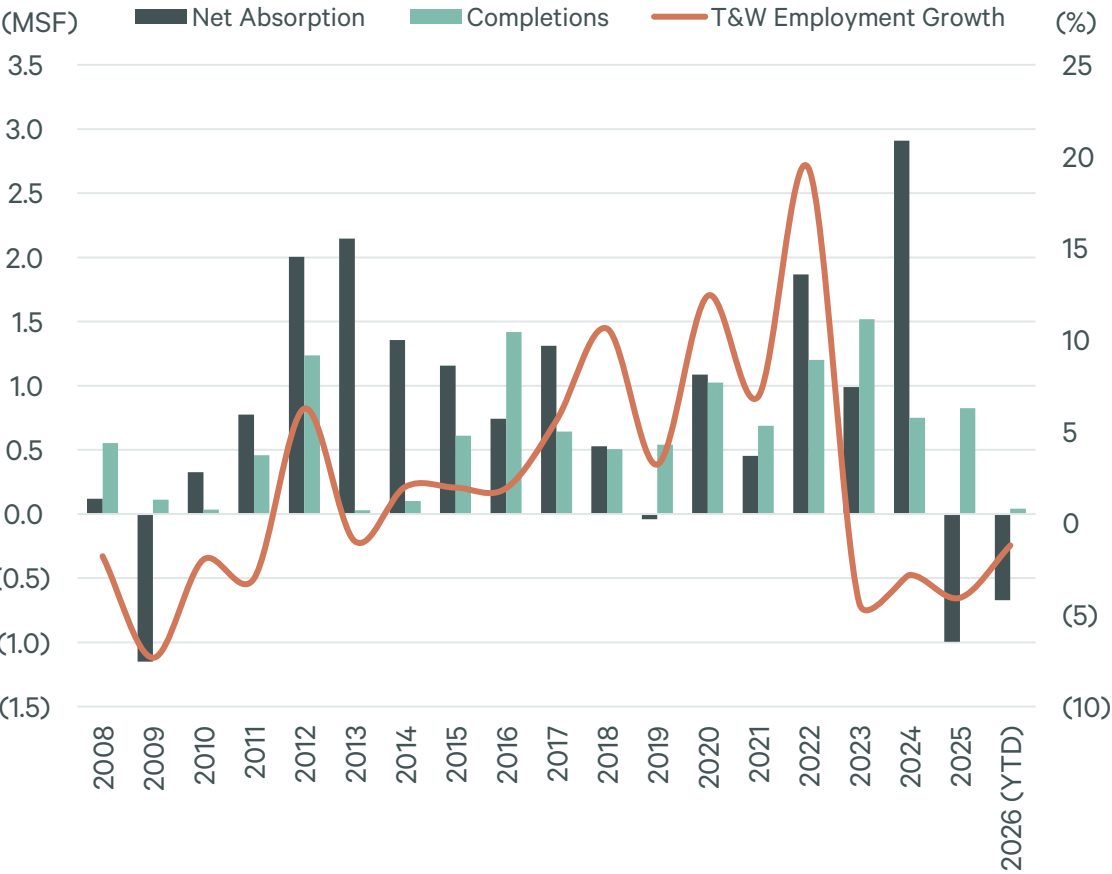
Key Labor Supply Stats

Employment	339,700
Employment Growth (since 2021)	5.0%
Median Home Value	\$244,000
Median Household Income	\$76,748

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

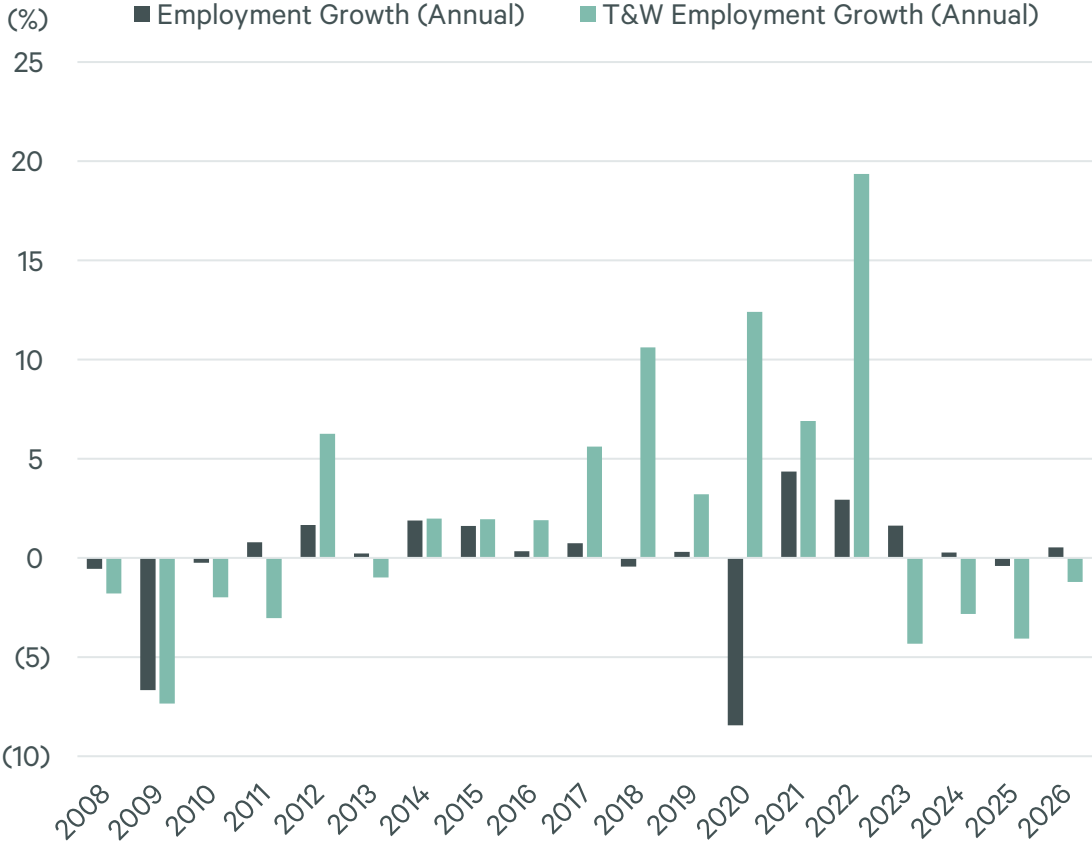
Akron

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Chicago



TOTAL
POPULATION
9.2M



POPULATION
GROWTH (PROJ.)
-0.8%
Projected 2026–2031



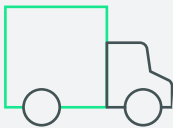
UNEMPLOYMENT
RATE
4.9%



T&W
JOBS
287,200

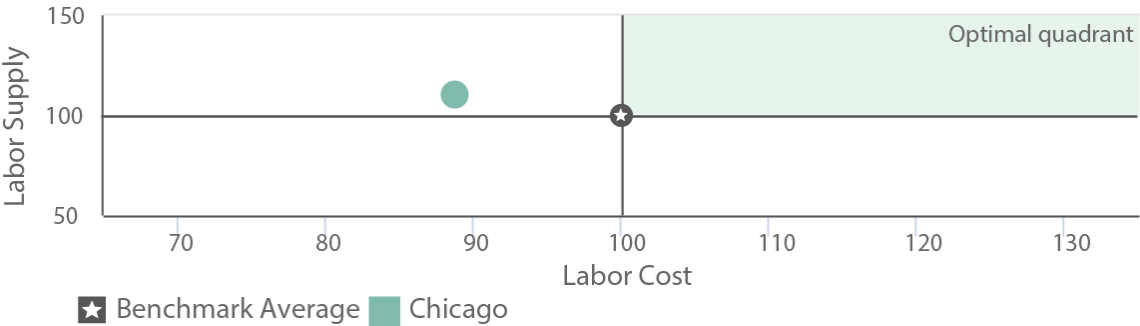


T&W JOB
GROWTH
14.1%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	87
Materials Handler – 1 Year	86
Shipping and Receiving Clerk – 1 Year	90
Warehouse Supervisor – 3 Year	90
Warehouse Worker – 1 Year	86

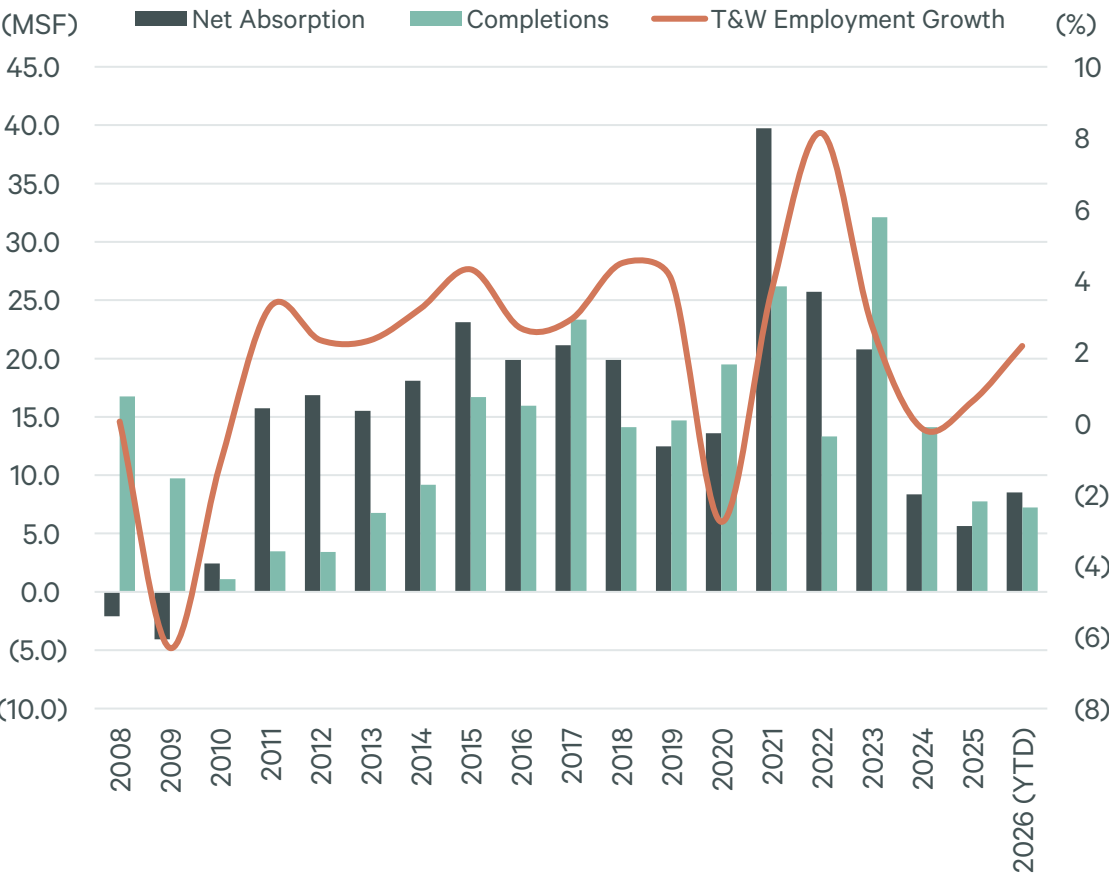
Key Labor Supply Stats

Employment	4.8M
Employment Growth (since 2021)	7.5%
Median Home Value	\$346,088
Median Household Income	\$96,699

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

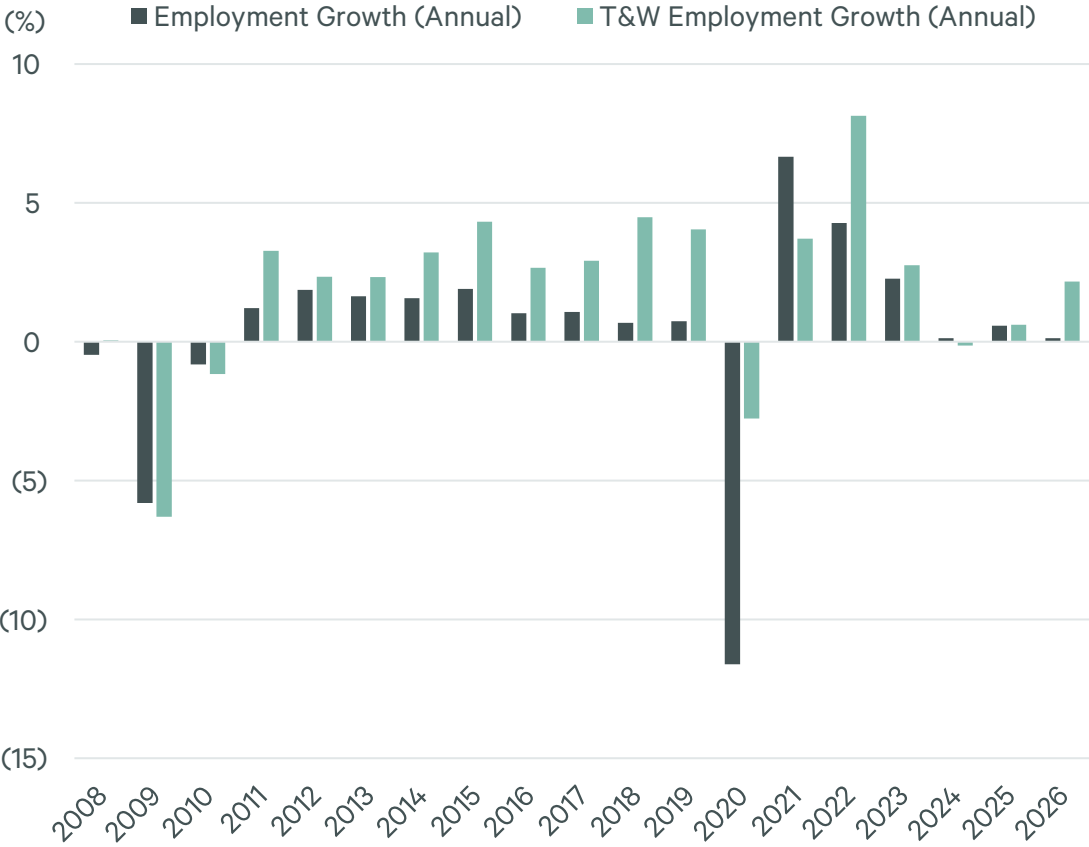
Chicago

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Cincinnati



TOTAL
POPULATION
2.3M



POPULATION
GROWTH (PROJ.)
1.4%
Projected 2026–2031



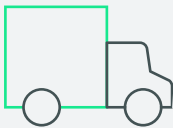
UNEMPLOYMENT
RATE
3.7%



T&W
JOBS
58,600

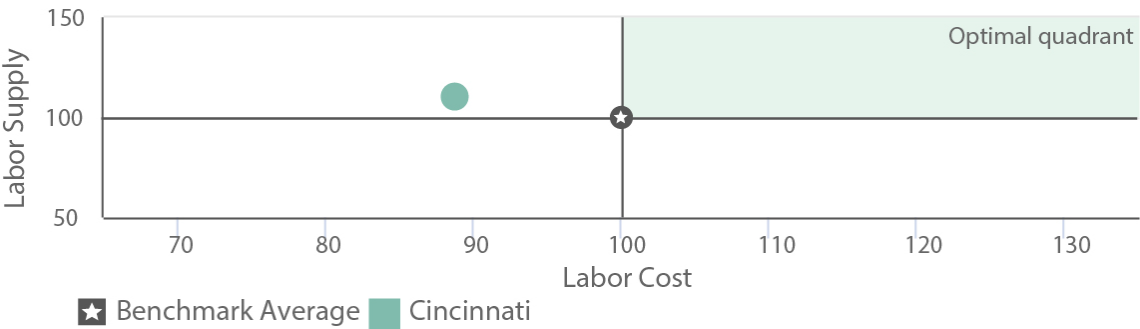


T&W JOB
GROWTH
1.2%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	78
Materials Handler – 1 Year	78
Shipping and Receiving Clerk – 1 Year	98
Warehouse Supervisor – 3 Year	98
Warehouse Worker – 1 Year	78

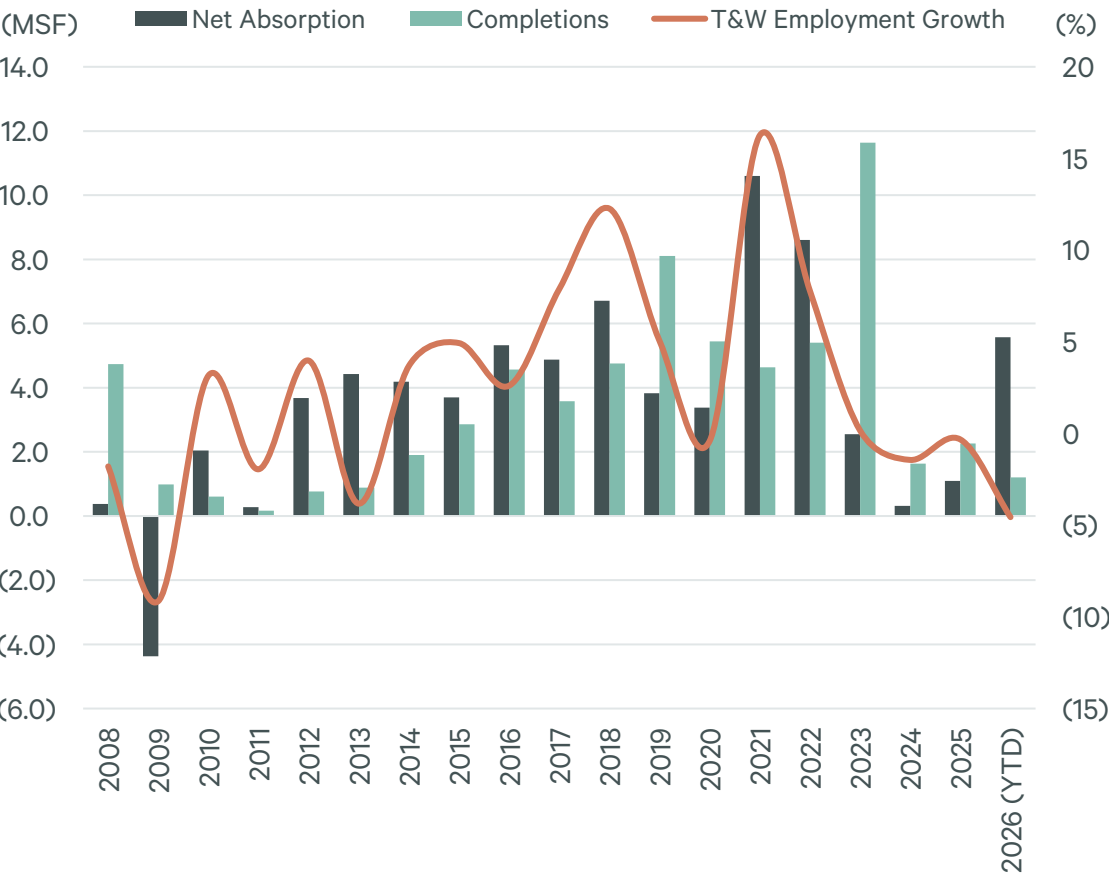
Key Labor Supply Stats

Employment	1.1M
Employment Growth (since 2021)	7.9%
Median Home Value	\$294,562
Median Household Income	\$86,757

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

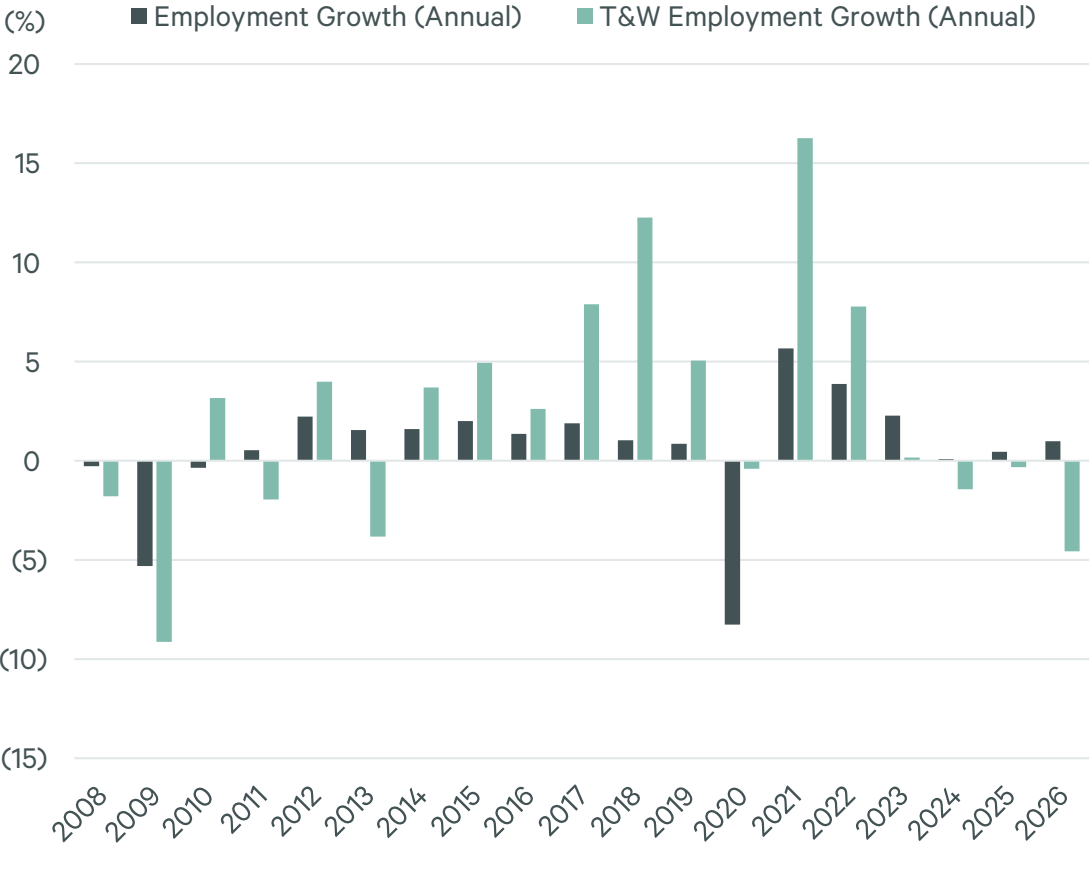
Cincinnati

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Cleveland



TOTAL
POPULATION
2.1M



POPULATION
GROWTH (PROJ.)
-0.2%
Projected 2026–2031



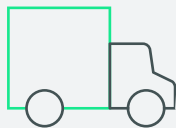
UNEMPLOYMENT
RATE
3.1%



T&W
JOBS
37,100

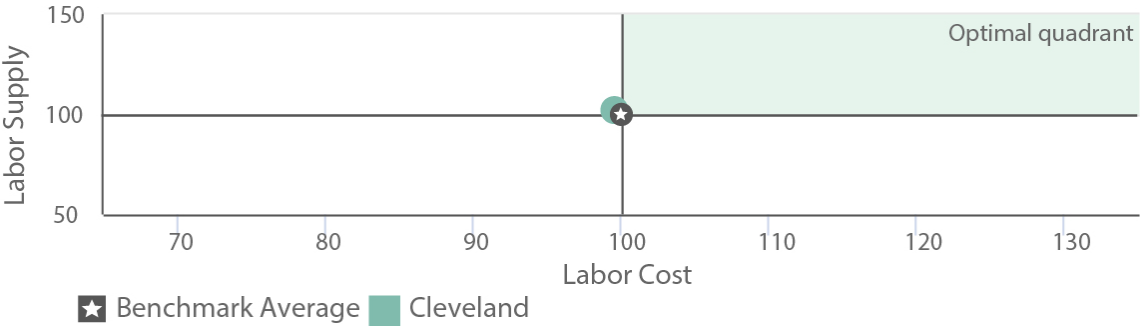


T&W JOB
GROWTH
5.4%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	97
Materials Handler – 1 Year	97
Shipping and Receiving Clerk – 1 Year	97
Warehouse Supervisor – 3 Year	100
Warehouse Worker – 1 Year	97

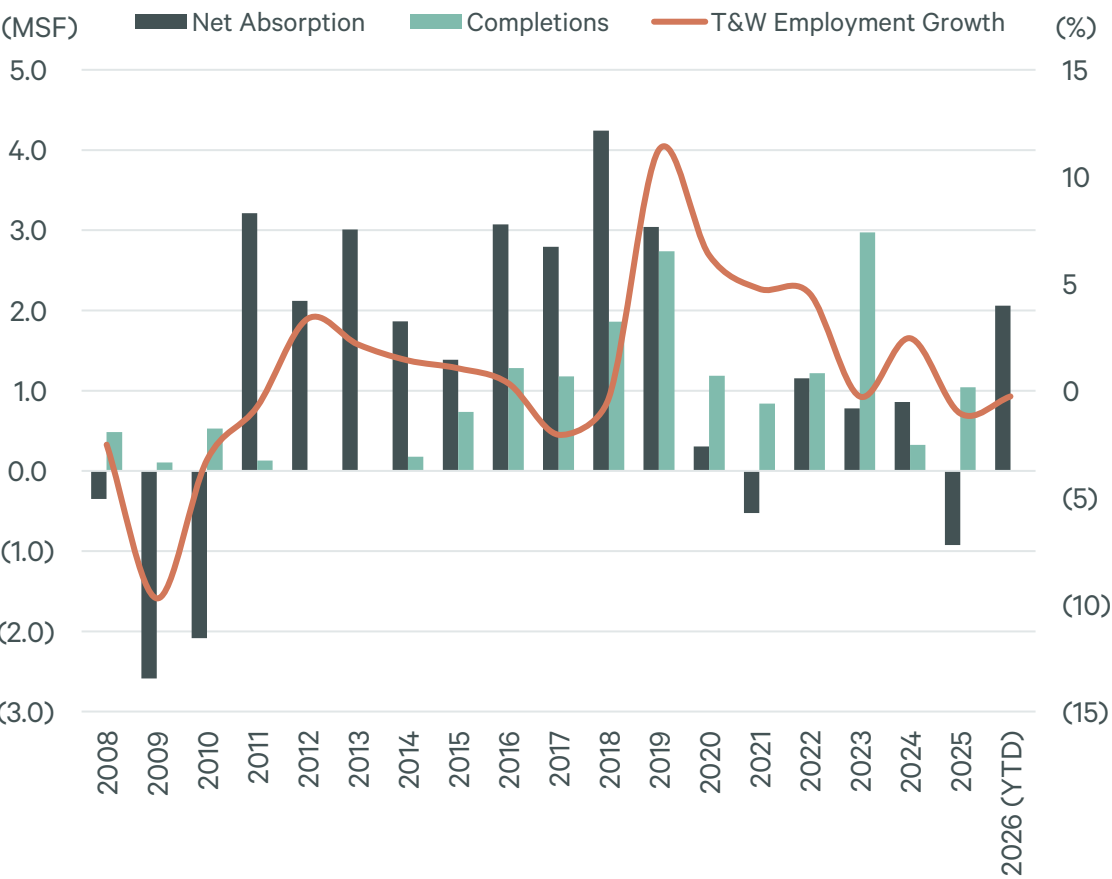
Key Labor Supply Stats

Employment	1.1M
Employment Growth (since 2021)	4.6%
Median Home Value	\$243,498
Median Household Income	\$77,295

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

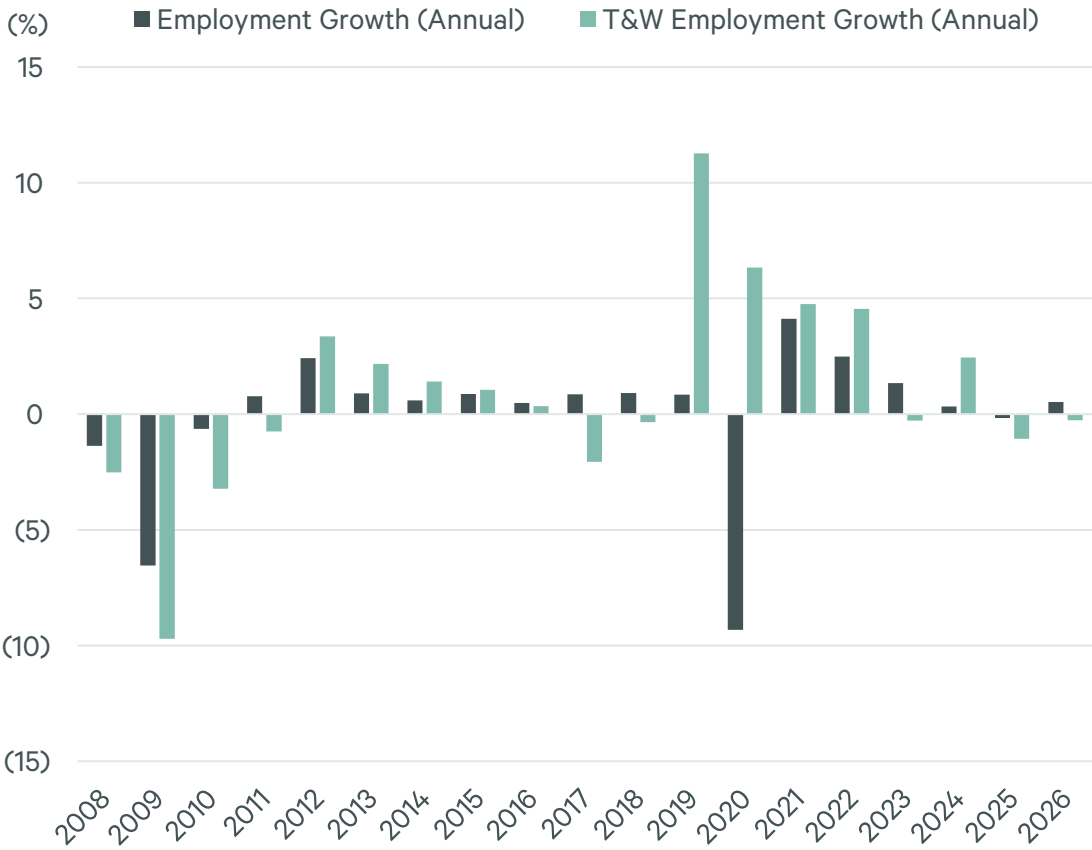
Cleveland

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Columbus



TOTAL
POPULATION
2.2M



POPULATION
GROWTH (PROJ.)
3.5%
Projected 2026–2031



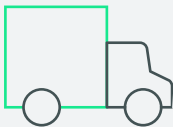
UNEMPLOYMENT
RATE
3.2%



T&W
JOBS
75,700

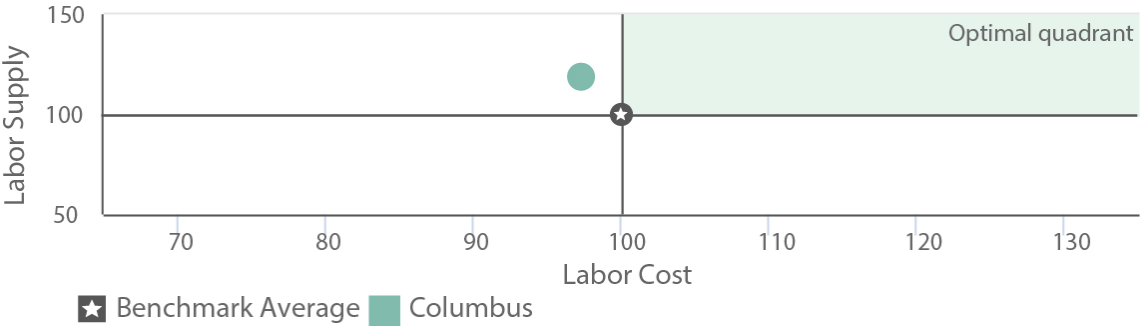


T&W JOB
GROWTH
-1.3%
2021–2026



DISTRIBUTION
MARKET RATING
Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	94
Materials Handler – 1 Year	94
Shipping and Receiving Clerk – 1 Year	97
Warehouse Supervisor – 3 Year	100
Warehouse Worker – 1 Year	94

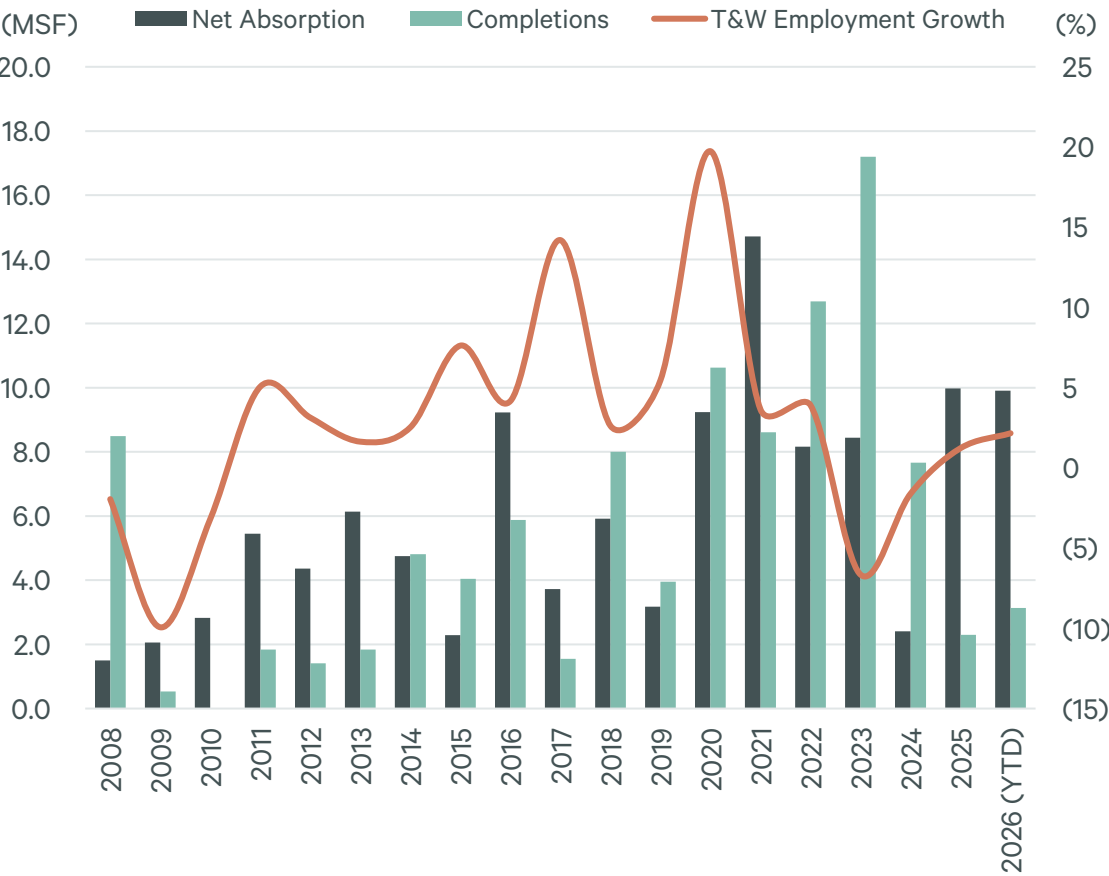
Key Labor Supply Stats

Employment	1.2M
Employment Growth (since 2021)	9.3%
Median Home Value	\$331,597
Median Household Income	\$87,878

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

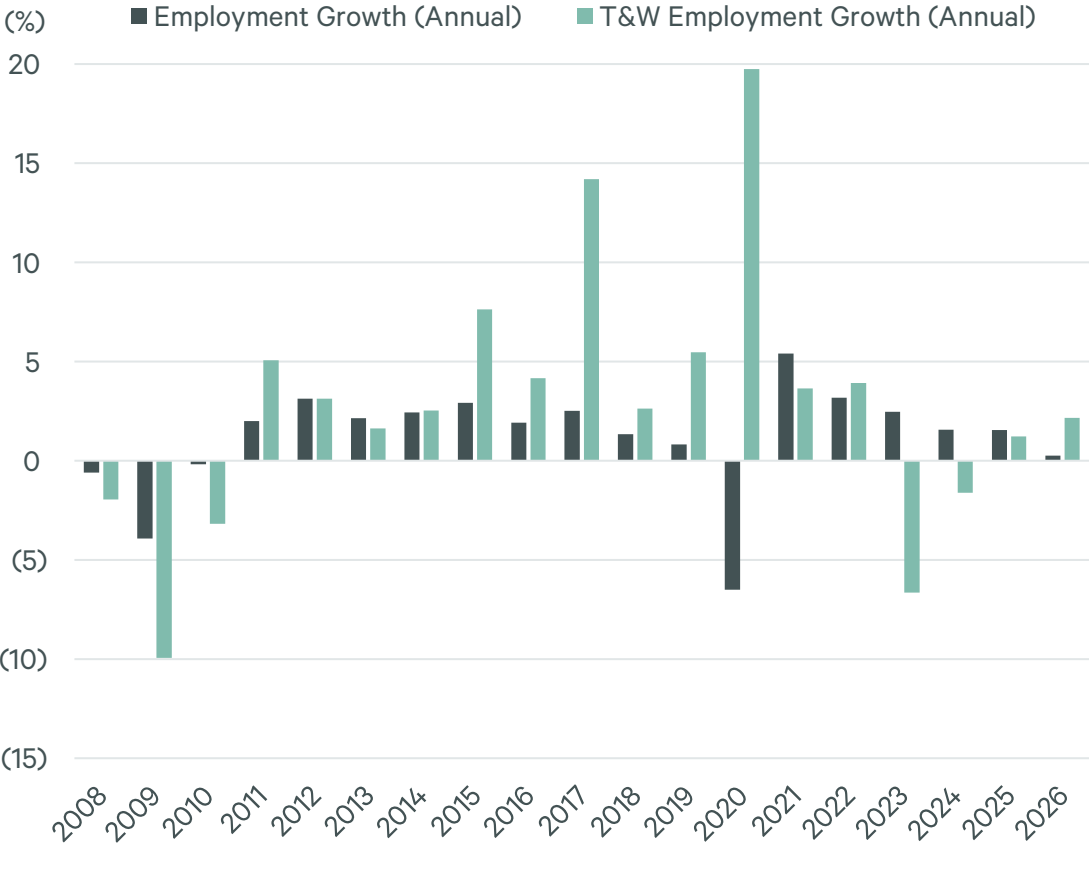
Columbus

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Dayton



**TOTAL
POPULATION**
823,000



**POPULATION
GROWTH (PROJ.)**
0.3%
Projected 2026–2031



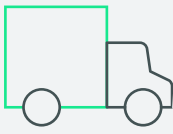
**UNEMPLOYMENT
RATE**
3.5%



**T&W
JOBS**
17,400

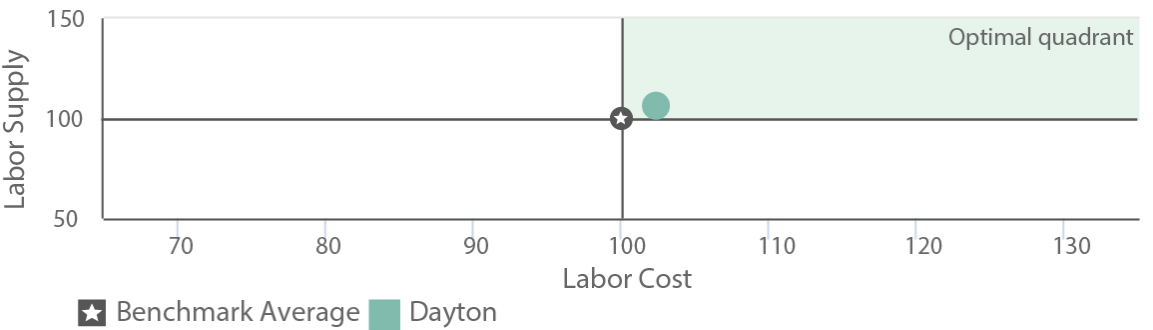


**T&W JOB
GROWTH**
42.6%
2021–2026



**DISTRIBUTION
MARKET RATING**
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	101
Materials Handler – 1 Year	101
Shipping and Receiving Clerk – 1 Year	99
Warehouse Supervisor – 3 Year	102
Warehouse Worker – 1 Year	101

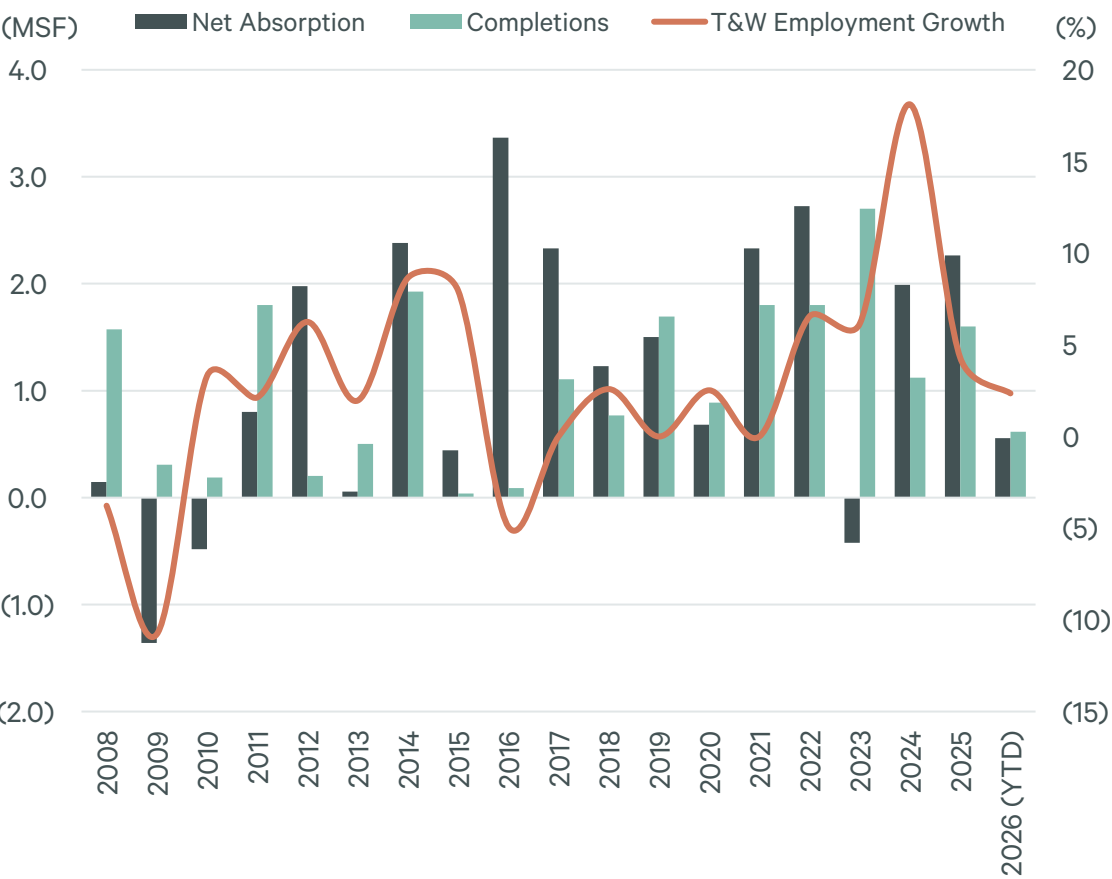
Key Labor Supply Stats

Employment	403,100
Employment Growth (since 2021)	7.6%
Median Home Value	\$237,822
Median Household Income	\$77,313

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

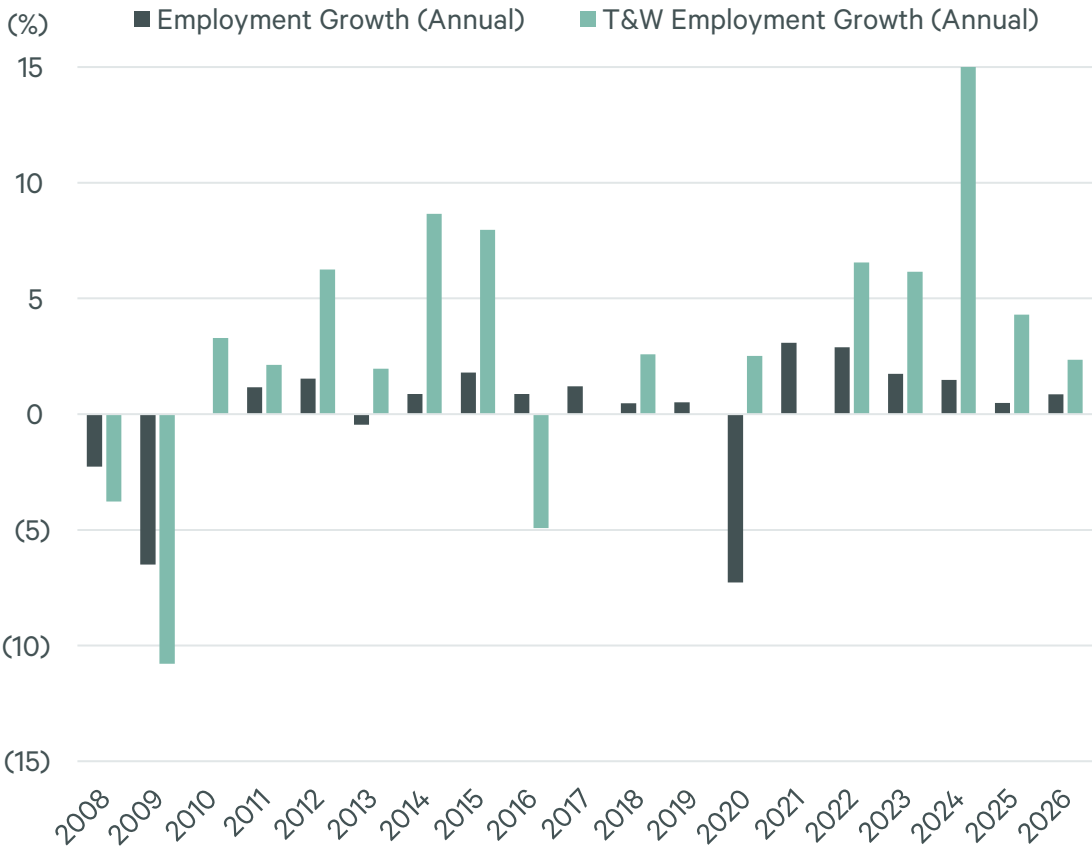
Dayton

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Des Moines



**TOTAL
POPULATION**

771,000



**POPULATION
GROWTH (PROJ.)**

6.0%
Projected 2026–2031



**UNEMPLOYMENT
RATE**

3.4%



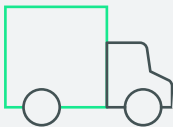
**T&W
JOBS**

16,600



**T&W JOB
GROWTH**

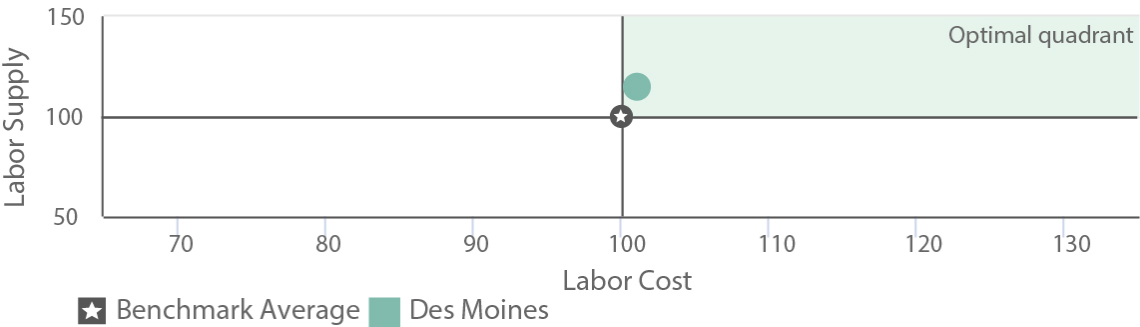
16.9%
2021–2026



**DISTRIBUTION
MARKET RATING**

Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	98
Materials Handler – 1 Year	98
Shipping and Receiving Clerk – 1 Year	98
Warehouse Supervisor – 3 Year	99
Warehouse Worker – 1 Year	98

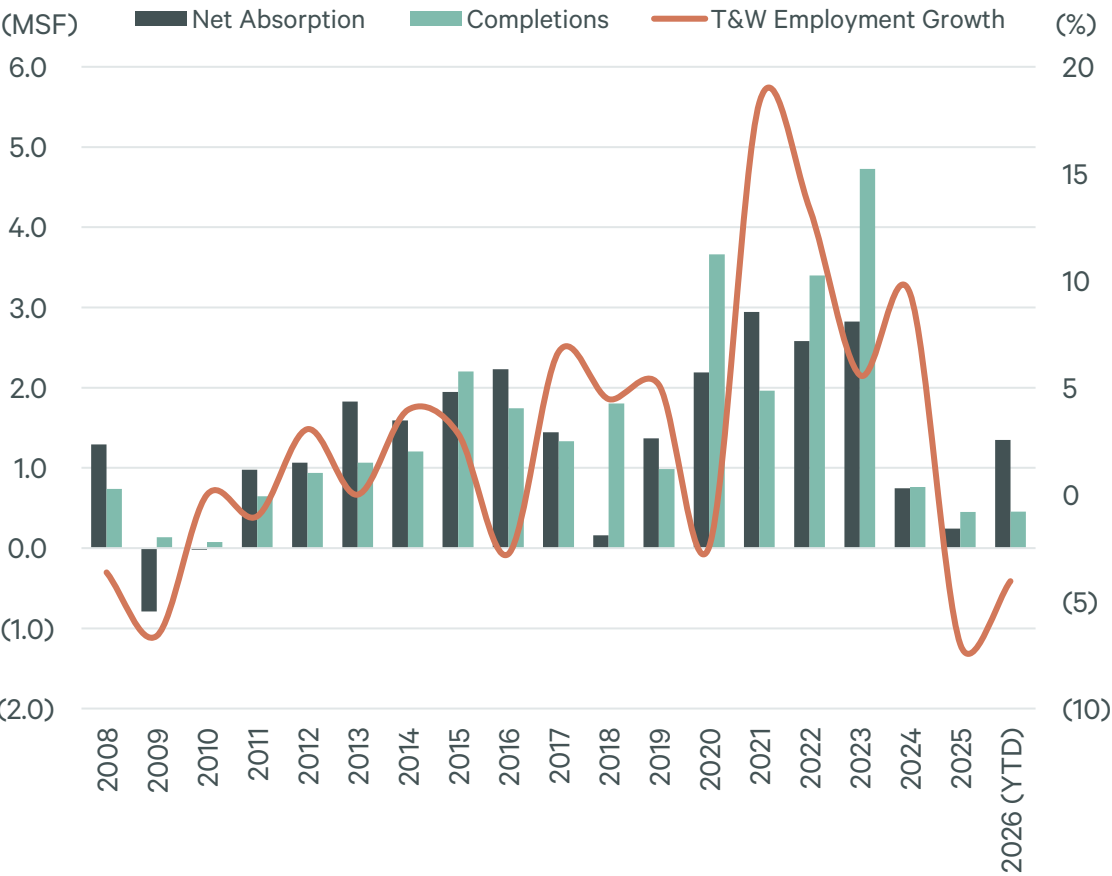
Key Labor Supply Stats

Employment	417,100
Employment Growth (since 2021)	8.7%
Median Home Value	\$309,130
Median Household Income	\$89,666

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

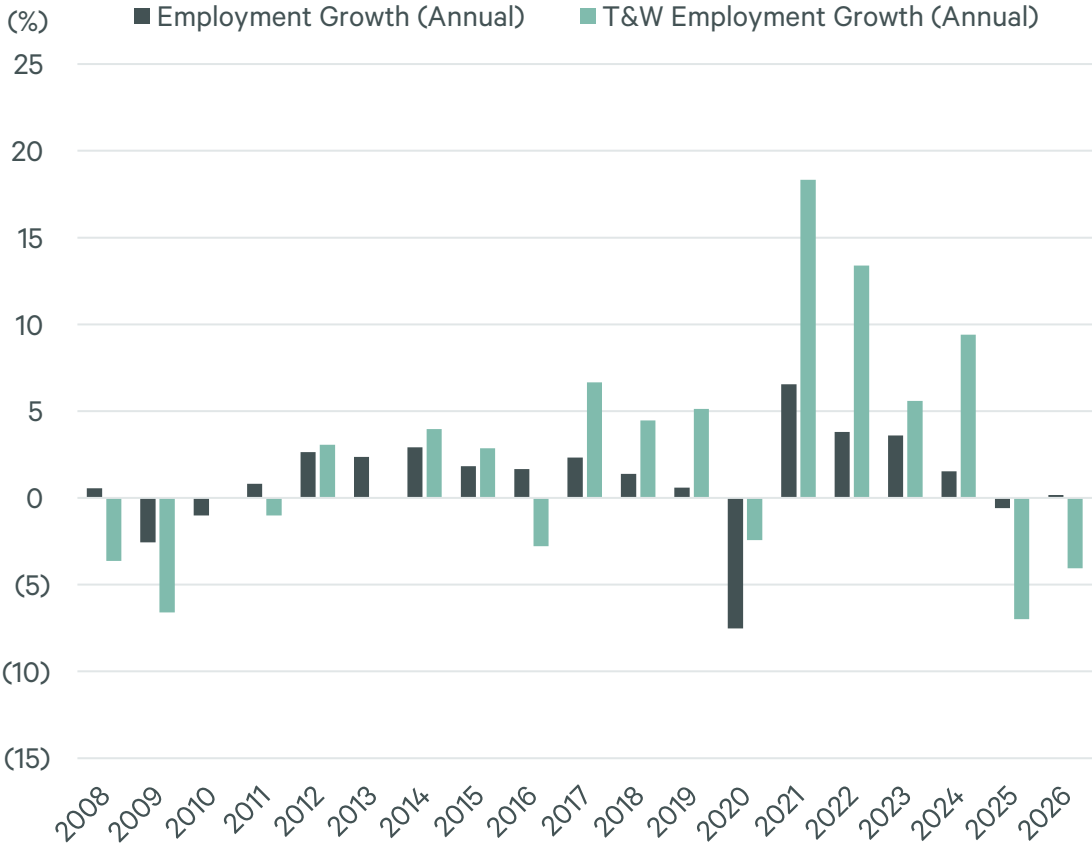
Des Moines

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Detroit



TOTAL
POPULATION
4.3M



POPULATION
GROWTH (PROJ.)
-0.5%
Projected 2026–2031



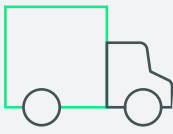
UNEMPLOYMENT
RATE
4.8%



T&W
JOBS
92,000

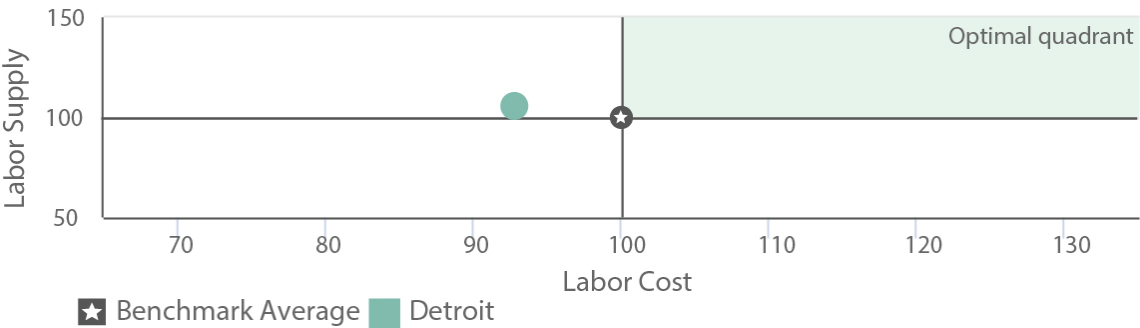


T&W JOB
GROWTH
4.7%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	89
Materials Handler – 1 Year	89
Shipping and Receiving Clerk – 1 Year	93
Warehouse Supervisor – 3 Year	94
Warehouse Worker – 1 Year	89

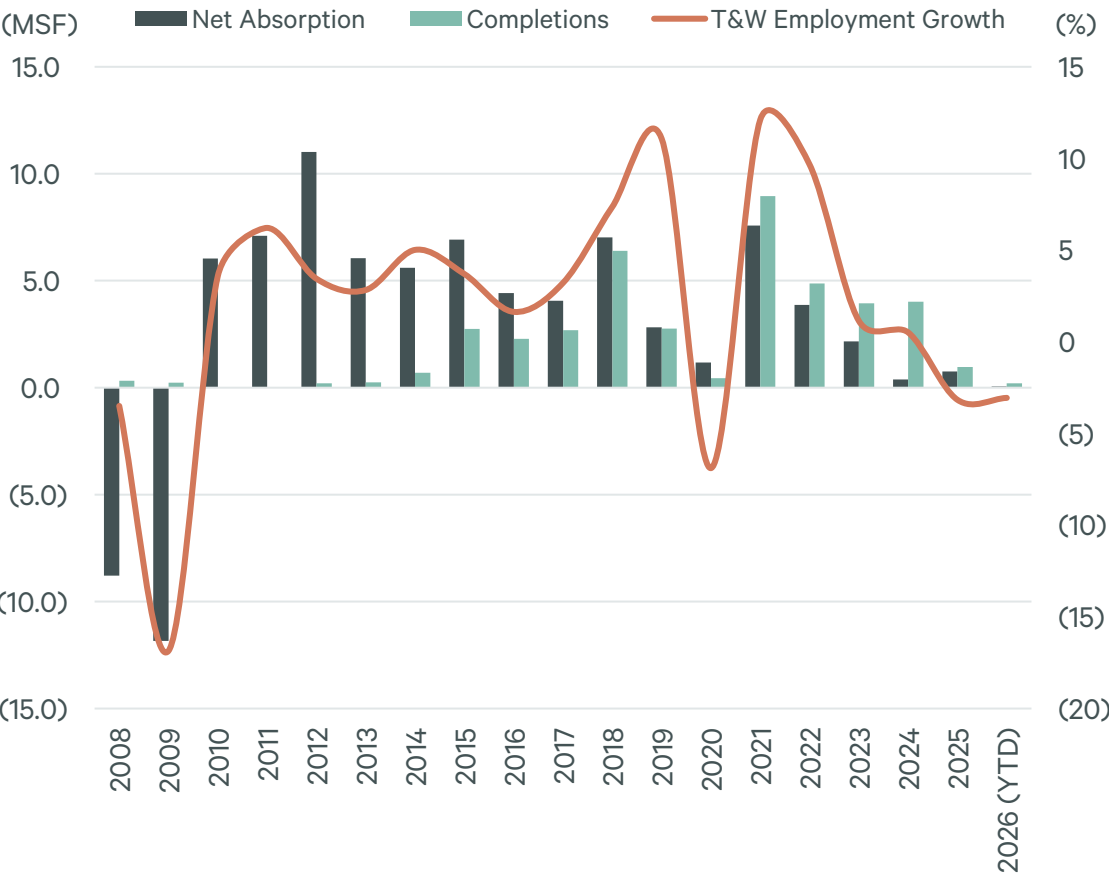
Key Labor Supply Stats

Employment	2.0M
Employment Growth (since 2021)	6.7%
Median Home Value	\$284,108
Median Household Income	\$82,129

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

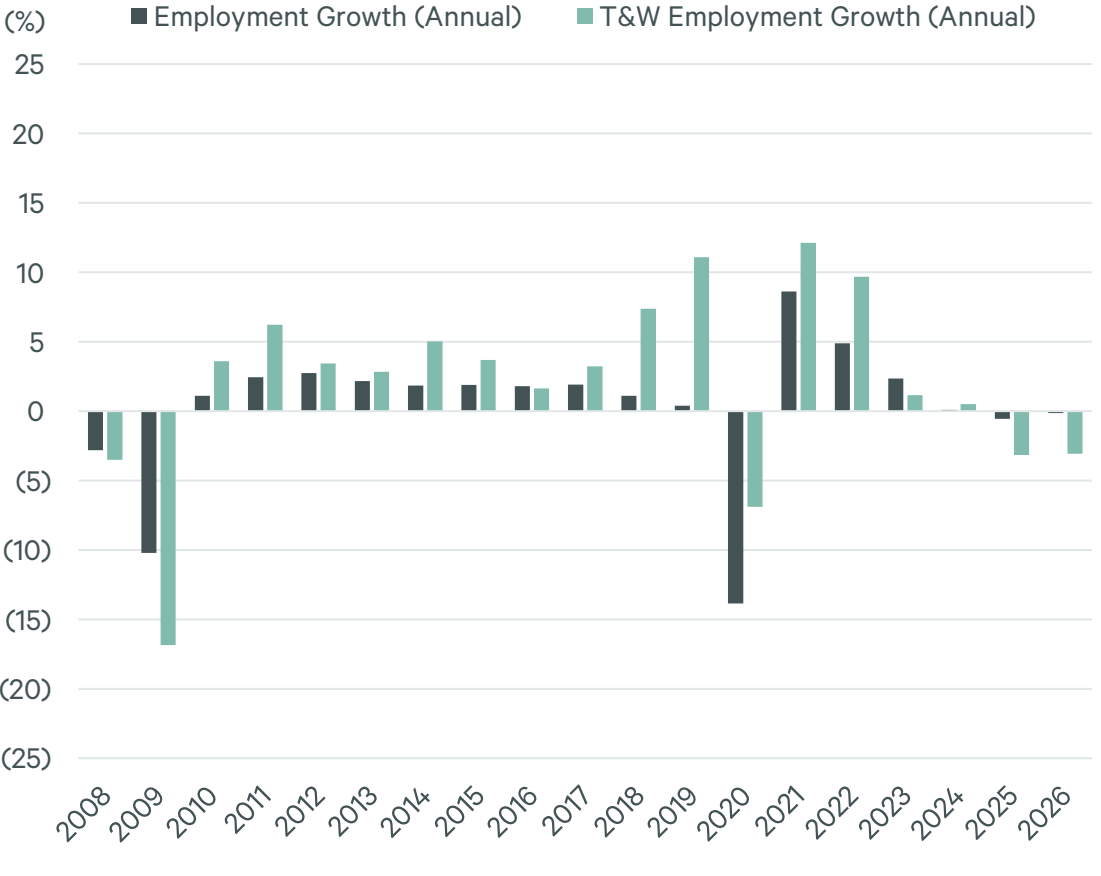
Detroit

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026., Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Grand Rapids



**TOTAL
POPULATION**

1.1M



**POPULATION
GROWTH (PROJ.)**

1.4%
Projected 2026-2031



**UNEMPLOYMENT
RATE**

4.5%



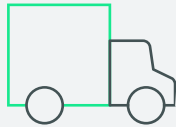
**T&W
JOBS**

19,000



**T&W JOB
GROWTH**

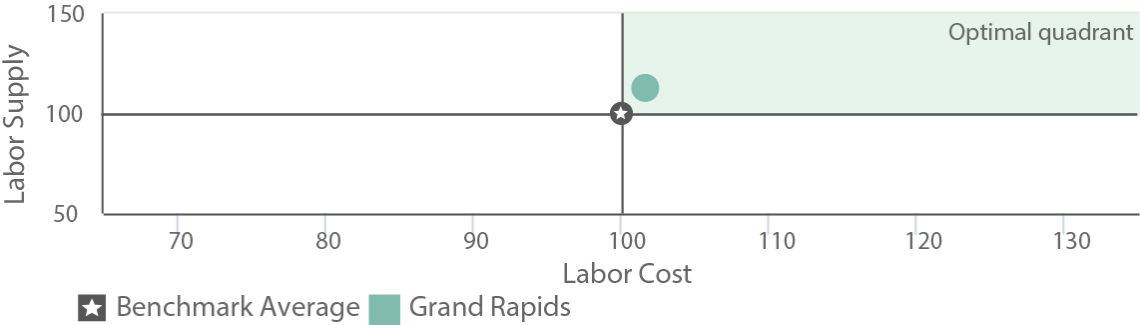
2.2%
2021-2026



**DISTRIBUTION
MARKET RATING**

Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	99
Materials Handler – 1 Year	99
Shipping and Receiving Clerk – 1 Year	99
Warehouse Supervisor – 3 Year	104
Warehouse Worker – 1 Year	99

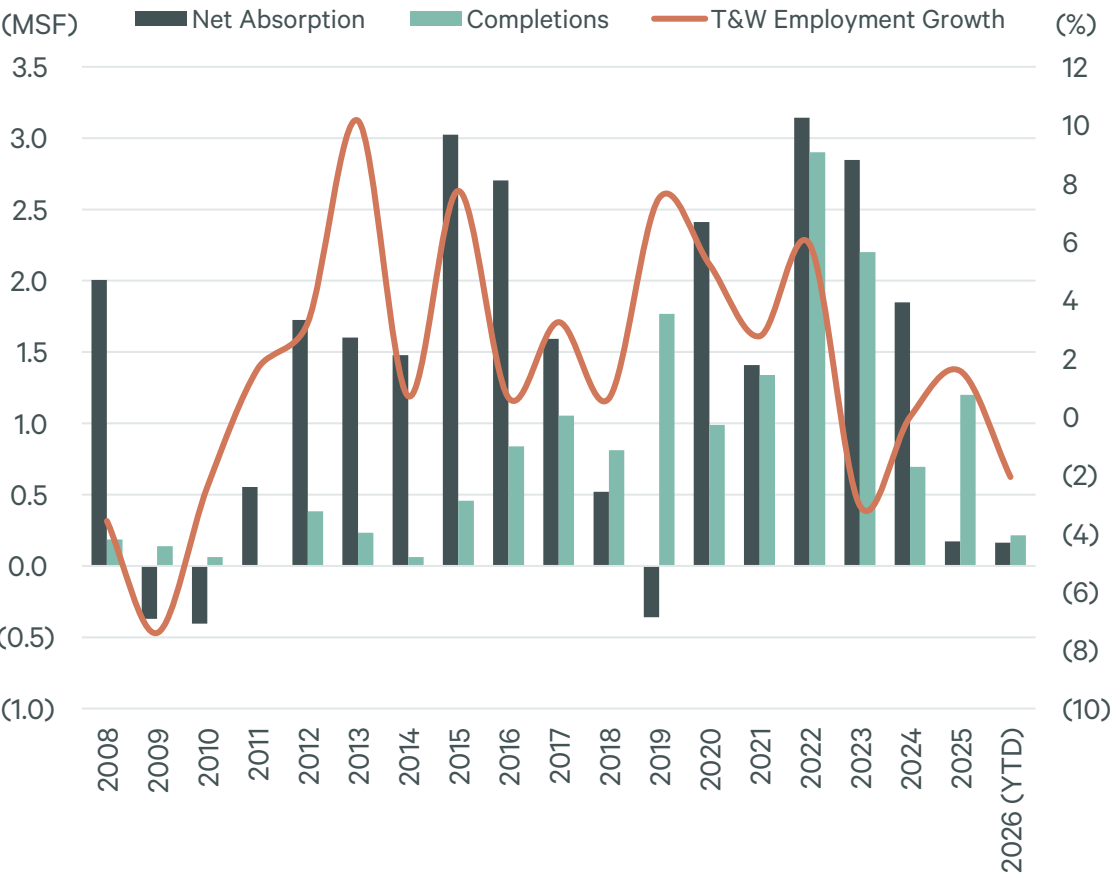
Key Labor Supply Stats

Employment	608,100
Employment Growth (since 2021)	7.6%
Median Home Value	\$321,641
Median Household Income	\$85,311

Source: ESRI, 2025. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

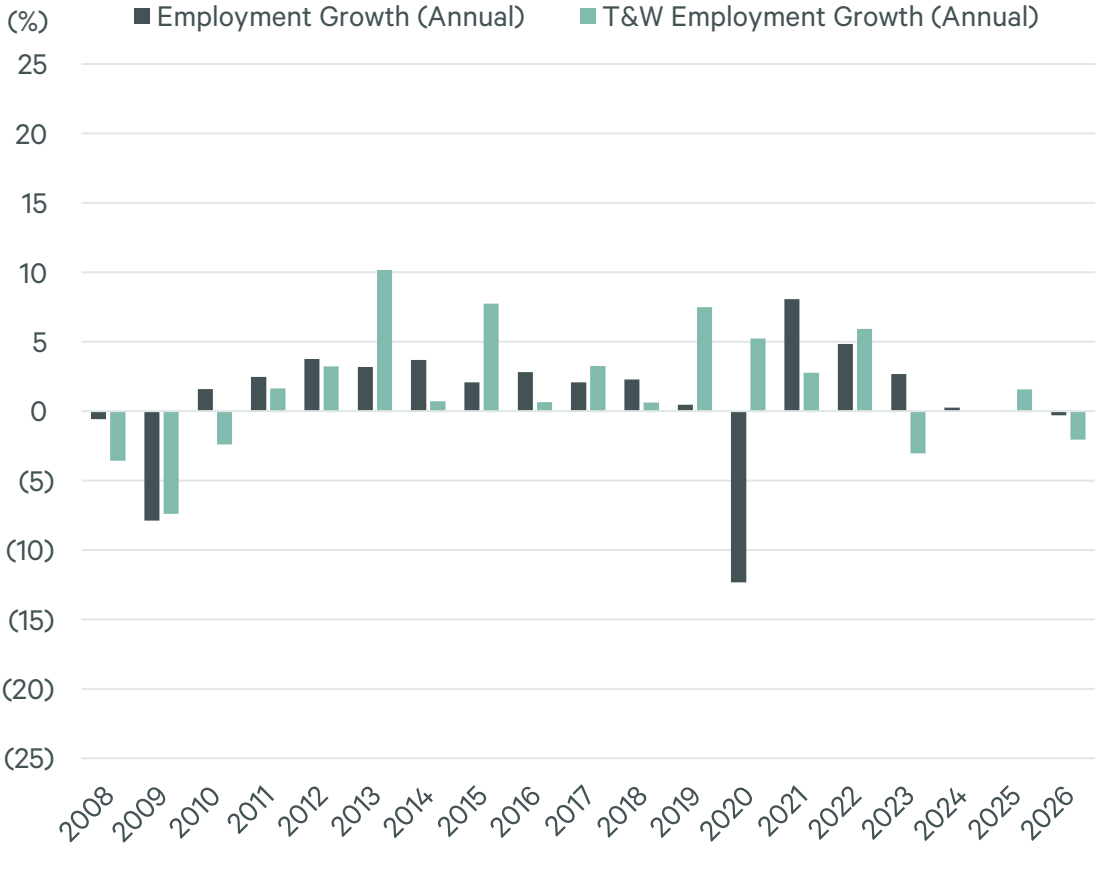
Grand Rapids

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Indianapolis



TOTAL
POPULATION
2.2M



POPULATION
GROWTH (PROJ.)
3.8%
Projected 2026–2031



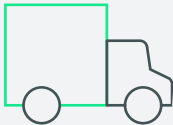
UNEMPLOYMENT
RATE
3.4%



T&W
JOBS
82,300

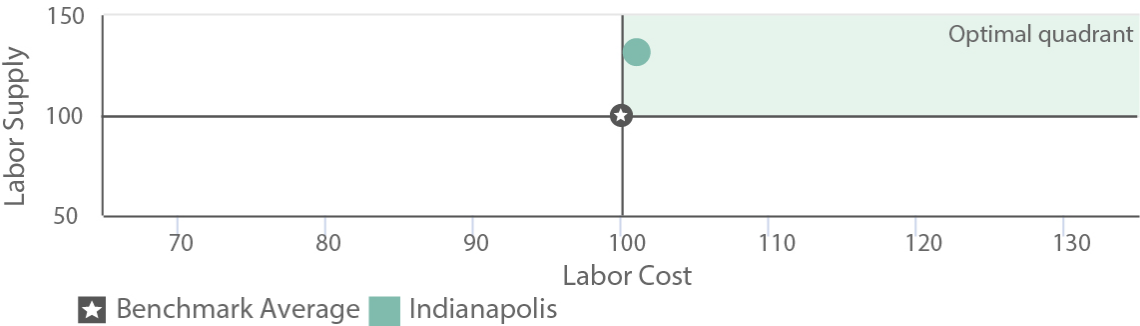


T&W JOB
GROWTH
9.4%
2021–2026



DISTRIBUTION
MARKET RATING
Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	98
Materials Handler – 1 Year	98
Shipping and Receiving Clerk – 1 Year	102
Warehouse Supervisor – 3 Year	100
Warehouse Worker – 1 Year	98

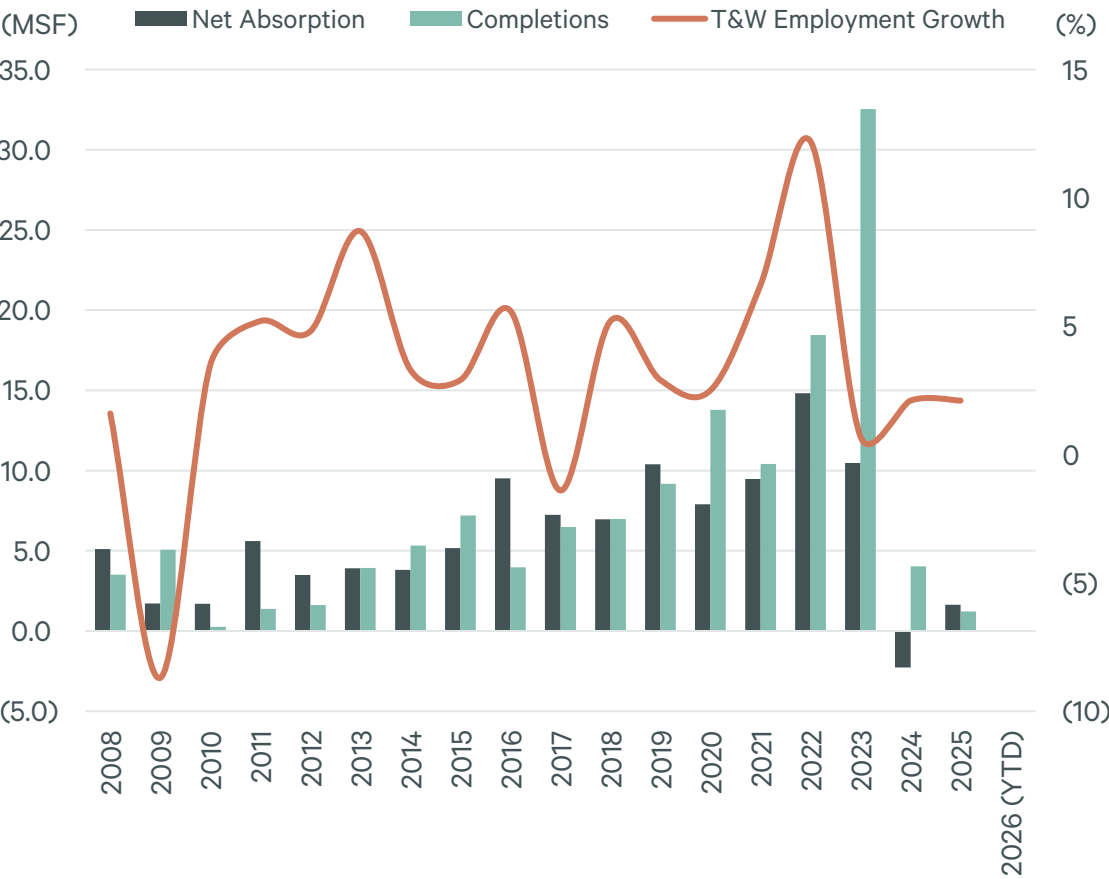
Key Labor Supply Stats

Employment	1.1M
Employment Growth (since 2021)	9.4%
Median Home Value	\$297,360
Median Household Income	\$84,826

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

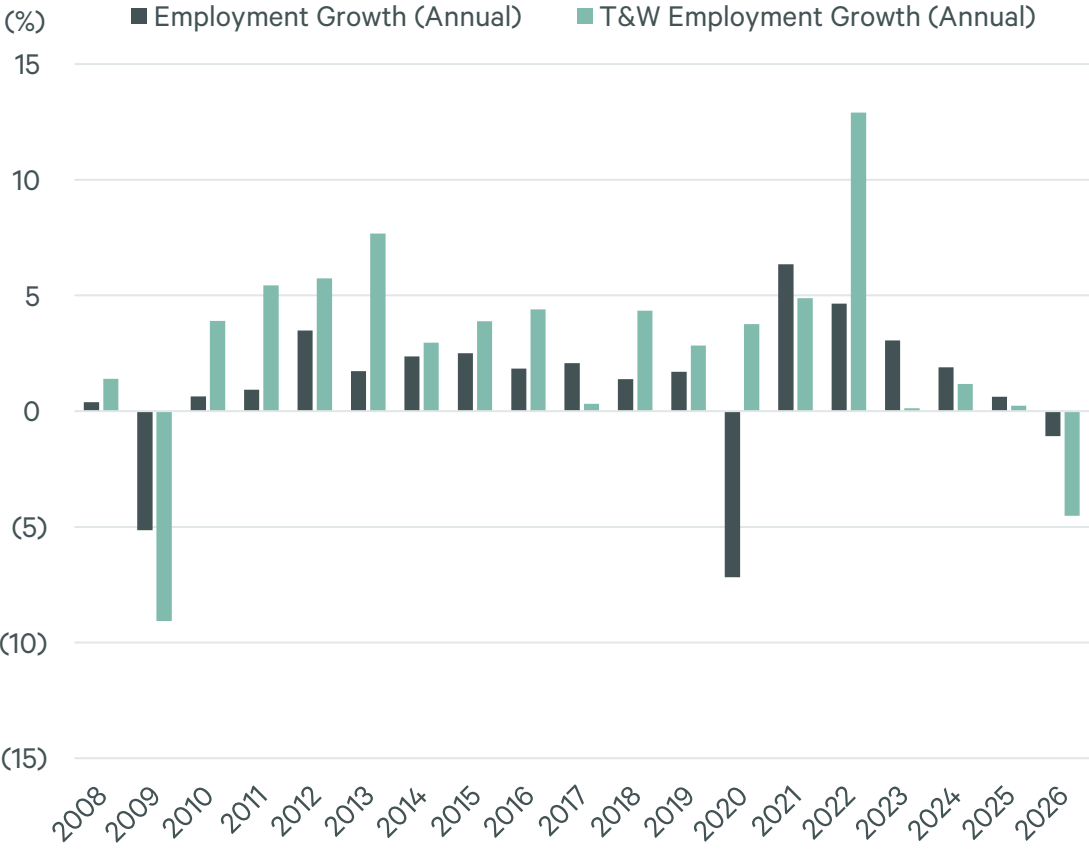
Indianapolis

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Kansas City



TOTAL
POPULATION
2.2M



POPULATION
GROWTH (PROJ.)
2.3%
Projected 2026–2031



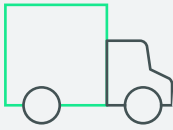
UNEMPLOYMENT
RATE
3.8%



T&W
JOBS
64,700

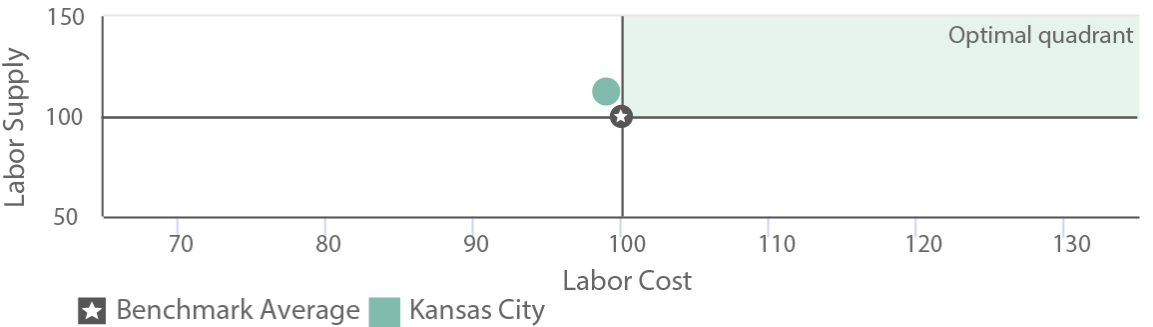


T&W JOB
GROWTH
10.4%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	96
Materials Handler – 1 Year	96
Shipping and Receiving Clerk – 1 Year	99
Warehouse Supervisor – 3 Year	99
Warehouse Worker – 1 Year	96

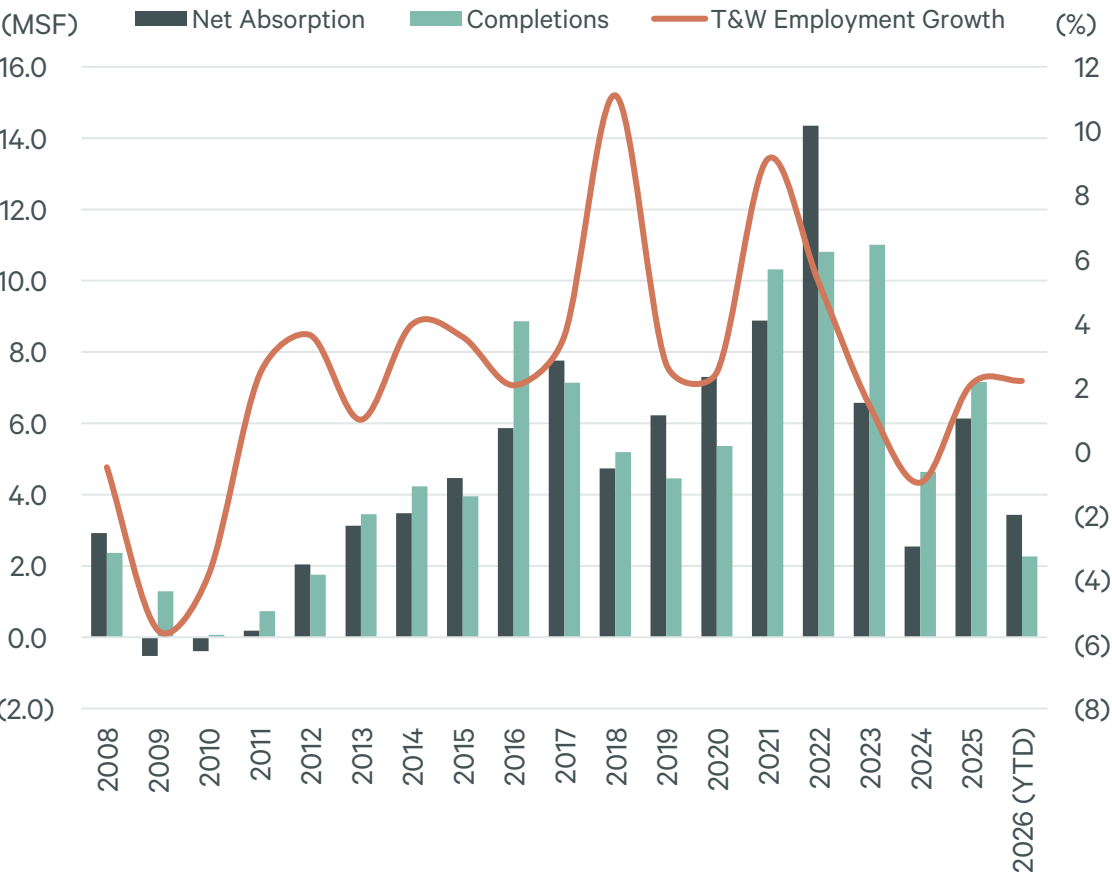
Key Labor Supply Stats

Employment	1.1M
Employment Growth (since 2021)	9.4%
Median Home Value	\$321,978
Median Household Income	\$88,425

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

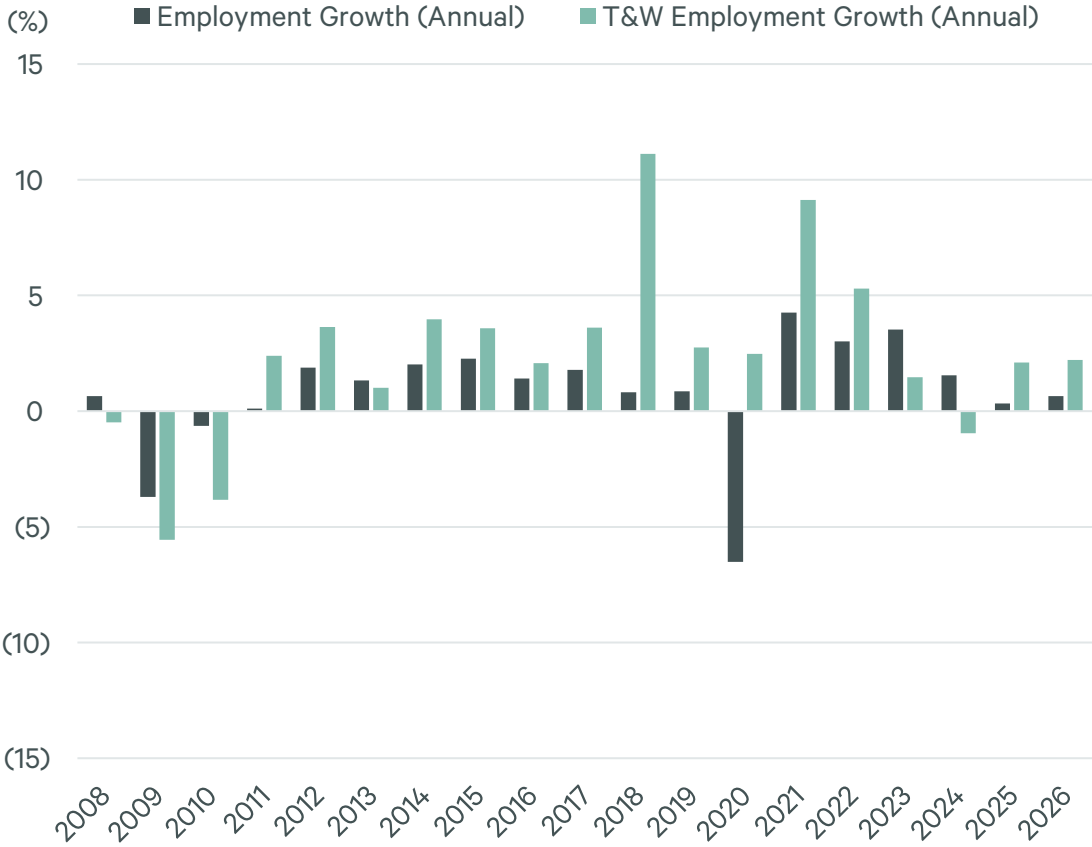
Kansas City

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Louisville



**TOTAL
POPULATION**

1.4M



**POPULATION
GROWTH (PROJ.)**

2.0%
Projected 2026–2031



**UNEMPLOYMENT
RATE**

4.8%



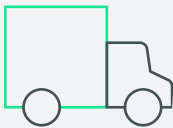
**T&W
JOBS**

62,000



**T&W JOB
GROWTH**

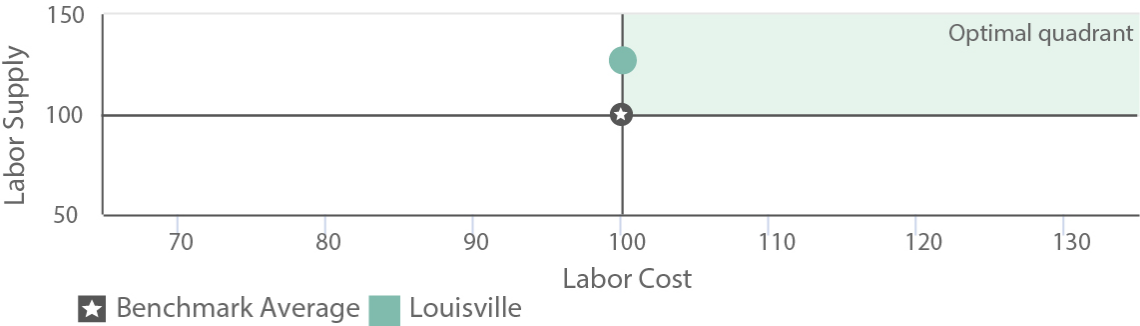
3.7%
2021–2026



**DISTRIBUTION
MARKET RATING**

Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	97
Materials Handler – 1 Year	97
Shipping and Receiving Clerk – 1 Year	103
Warehouse Supervisor – 3 Year	102
Warehouse Worker – 1 Year	97

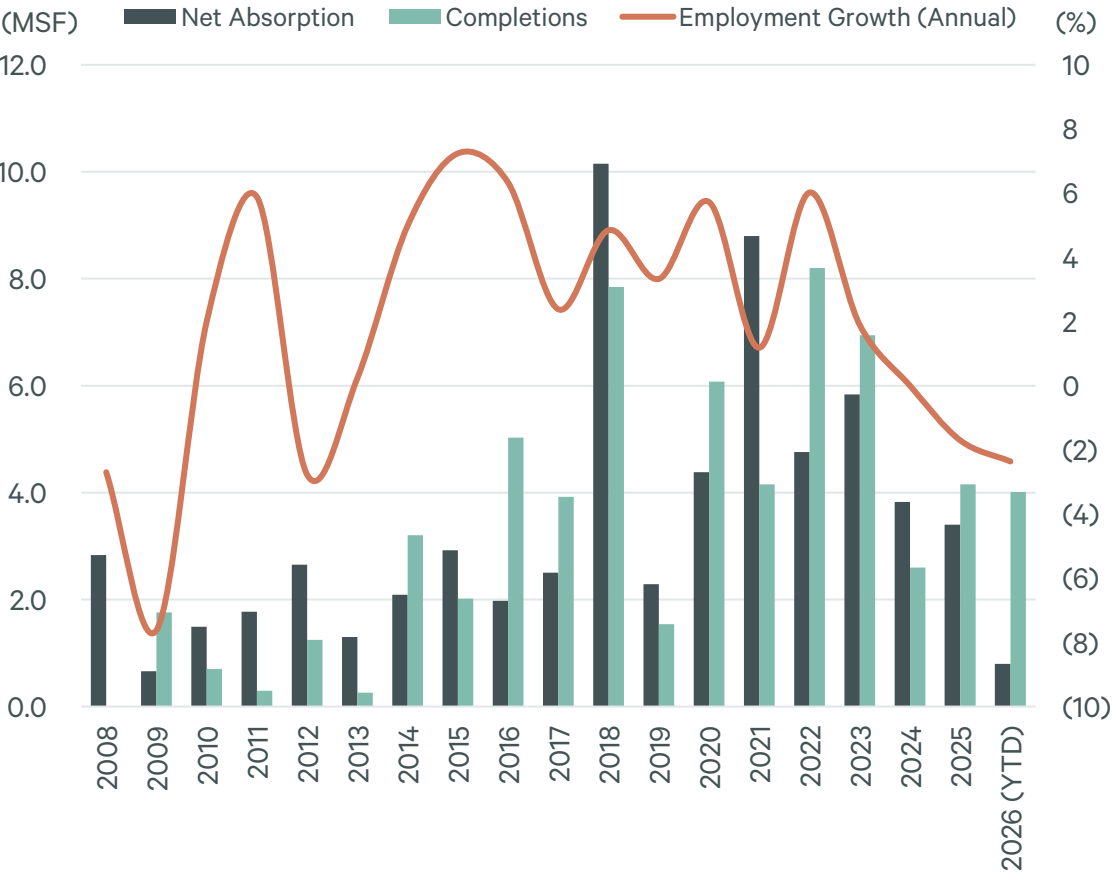
Key Labor Supply Stats

Employment	714,900
Employment Growth (since 2021)	6.2%
Median Home Value	\$283,242
Median Household Income	\$78,251

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

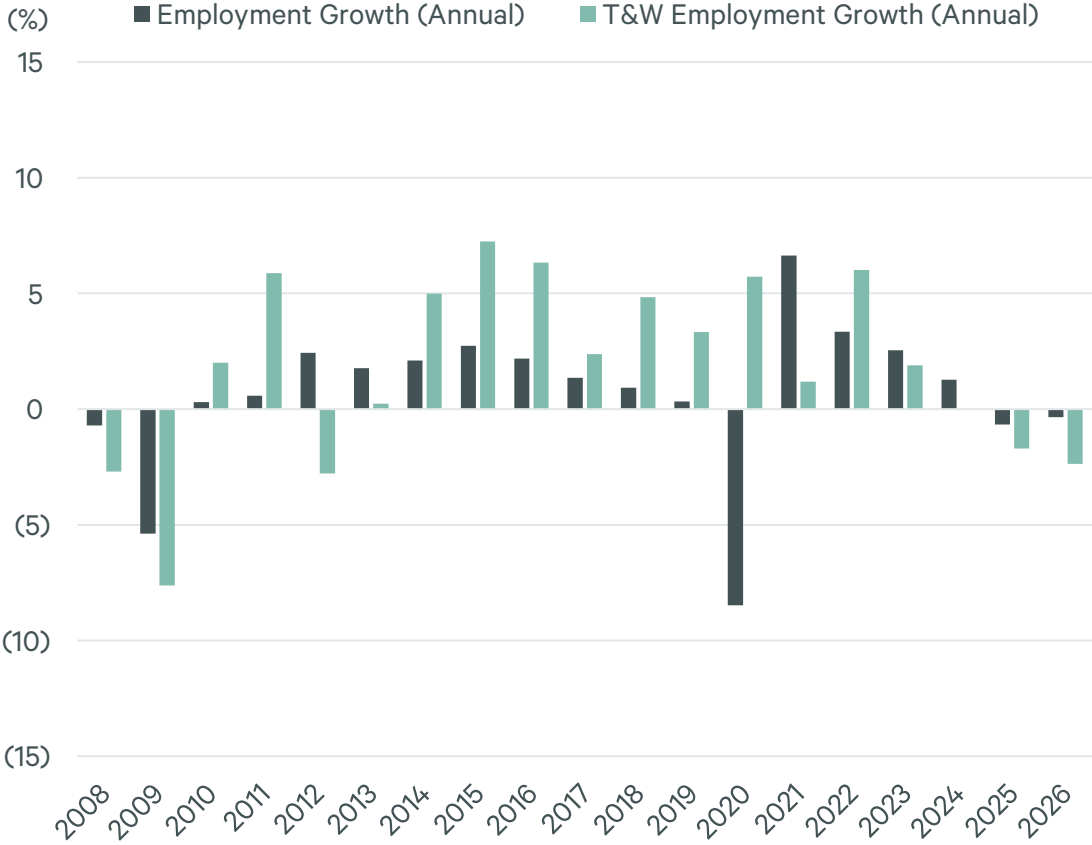
Louisville

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Madison



**TOTAL
POPULATION**

721,000



**POPULATION
GROWTH (PROJ.)**

3.8%
Projected 2026–2031



**UNEMPLOYMENT
RATE**

2.9%



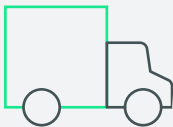
**T&W
JOBS**

10,700



**T&W JOB
GROWTH**

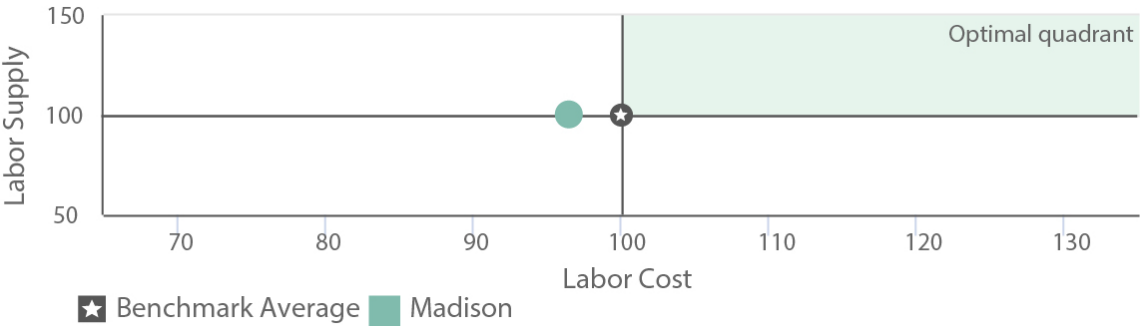
-7.8%
2021–2026



**DISTRIBUTION
MARKET RATING**

Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	96
Materials Handler – 1 Year	95
Shipping and Receiving Clerk – 1 Year	99
Warehouse Supervisor – 3 Year	98
Warehouse Worker – 1 Year	95

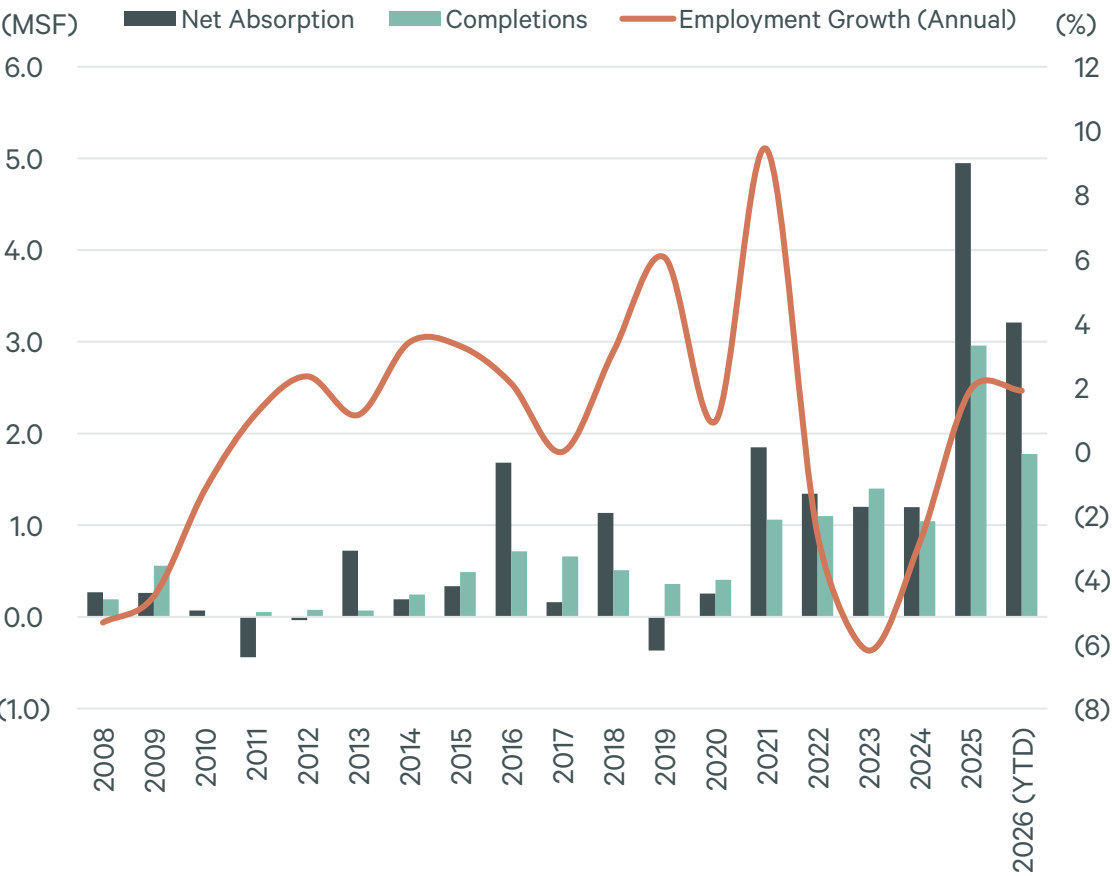
Key Labor Supply Stats

Employment	429,500
Employment Growth (since 2021)	5.7%
Median Home Value	\$415,198
Median Household Income	\$95,267

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

Madison

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026., Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Milwaukee



TOTAL POPULATION
1.5M



POPULATION GROWTH (PROJ.)
-0.1%
Projected 2026–2031



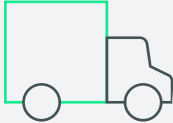
UNEMPLOYMENT RATE
3.8%



T&W JOBS
32,000

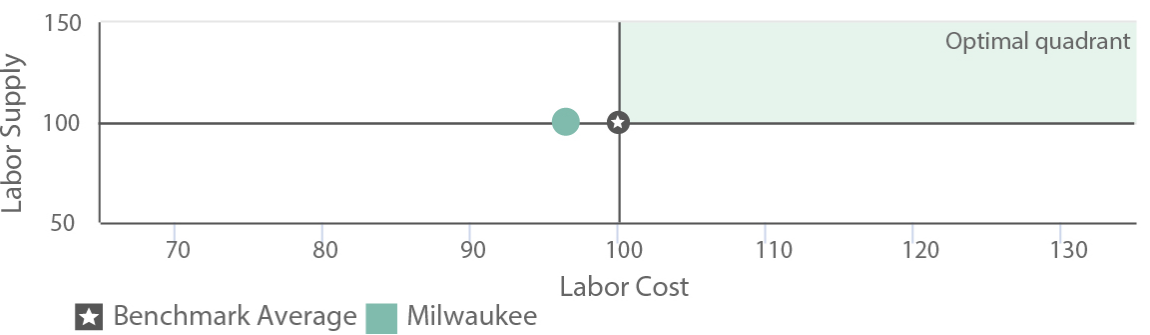


T&W JOB GROWTH
2.9%
2021–2026



DISTRIBUTION MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	96
Materials Handler – 1 Year	96
Shipping and Receiving Clerk – 1 Year	98
Warehouse Supervisor – 3 Year	95
Warehouse Worker – 1 Year	96

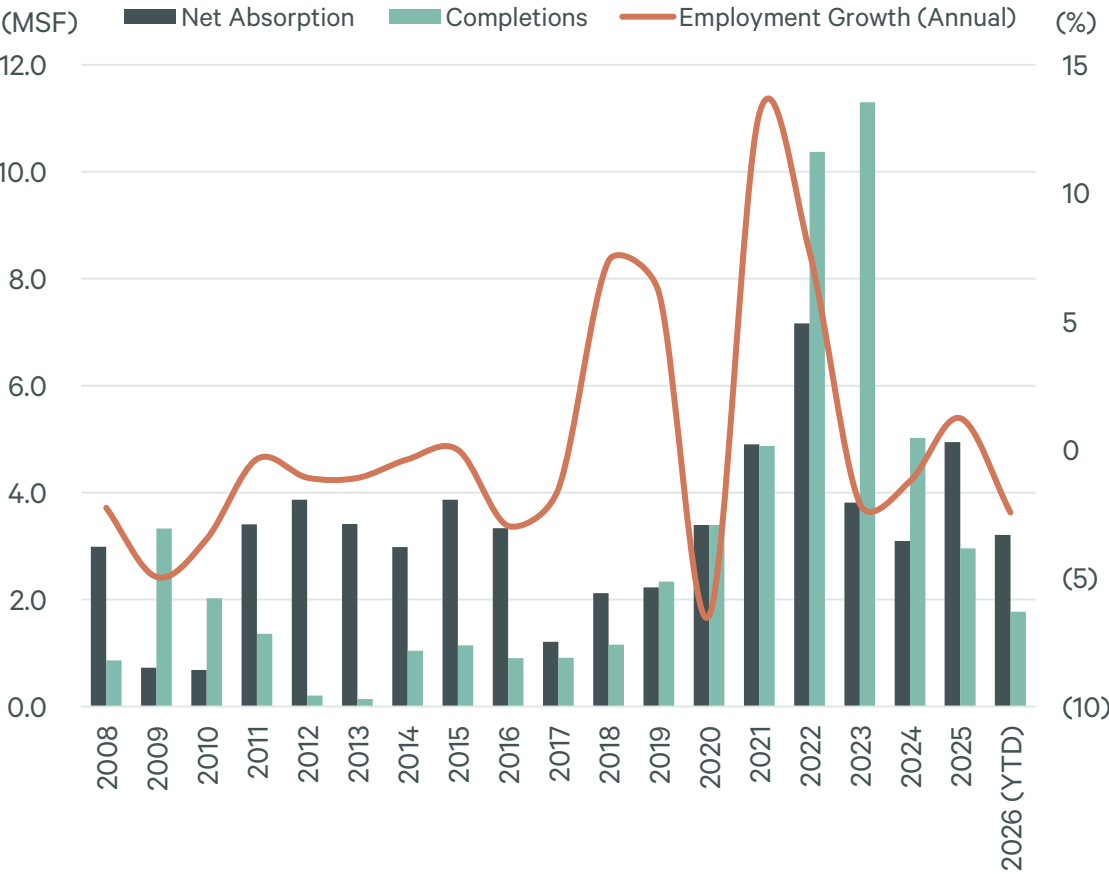
Key Labor Supply Stats

Employment	863,400
Employment Growth (since 2021)	2.9%
Median Home Value	\$354,167
Median Household Income	\$82,224

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

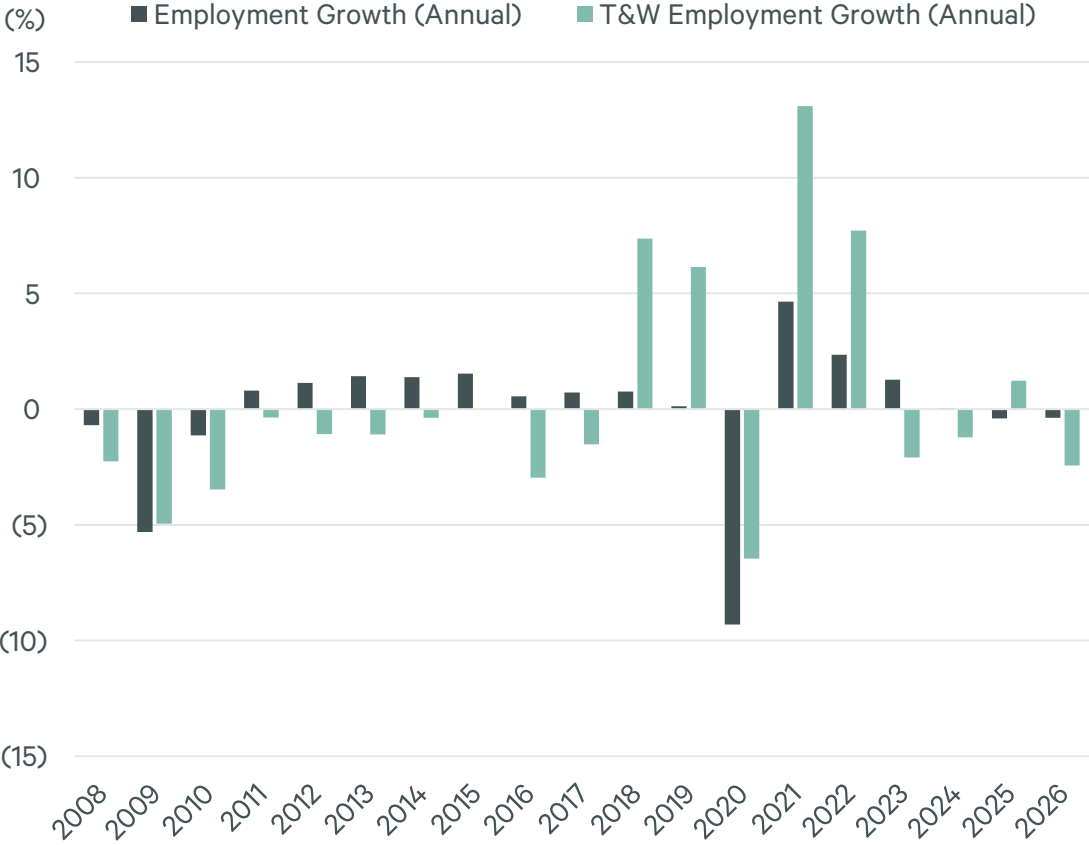
Milwaukee

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Minneapolis



TOTAL
POPULATION

3.8M



POPULATION
GROWTH (PROJ.)

2.7%
Projected 2026–2031



UNEMPLOYMENT
RATE

4.4%



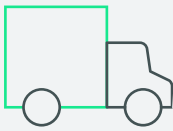
T&W
JOBS

72,500



T&W JOB
GROWTH

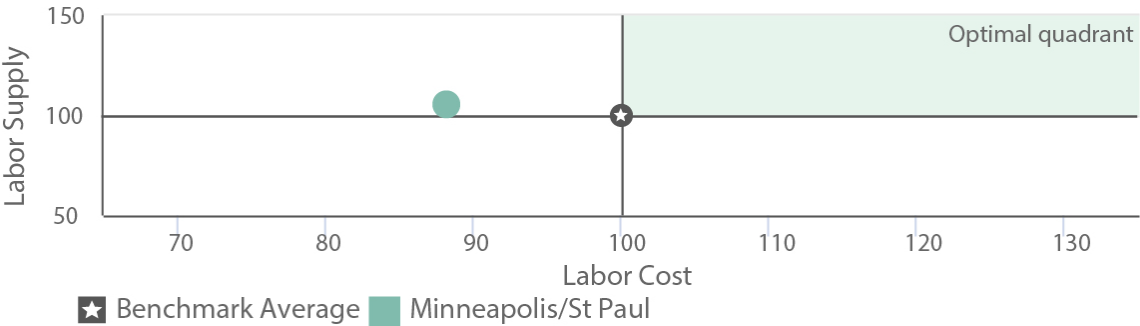
10.0%
2021–2026



DISTRIBUTION
MARKET RATING

Negative

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	87
Materials Handler – 1 Year	86
Shipping and Receiving Clerk – 1 Year	88
Warehouse Supervisor – 3 Year	90
Warehouse Worker – 1 Year	86

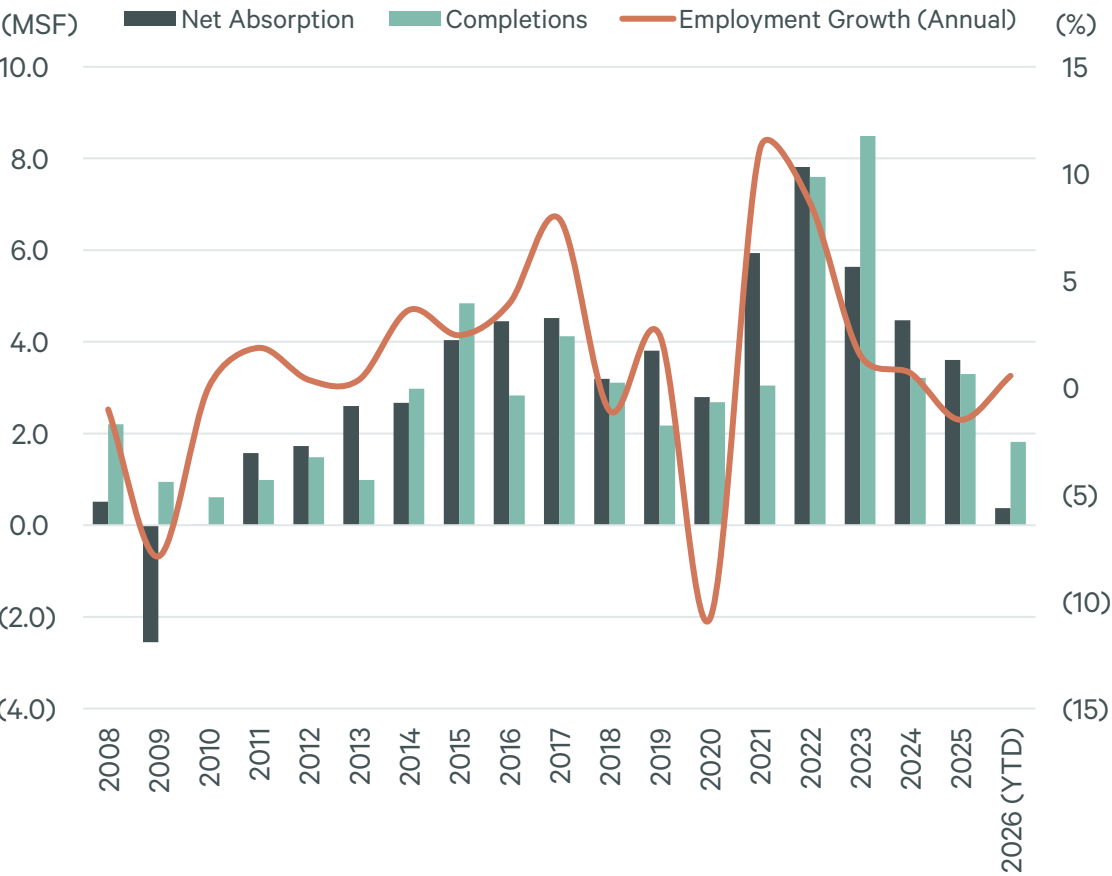
Key Labor Supply Stats

Employment	2.0M
Employment Growth (since 2021)	7.0%
Median Home Value	\$413,250
Median Household Income	\$102,378

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

Minneapolis

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Omaha



TOTAL
POPULATION
1.0M



POPULATION
GROWTH (PROJ.)
3.3%
Projected 2026–2031



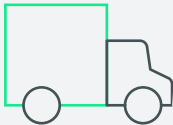
UNEMPLOYMENT
RATE
3.1%



T&W
JOBS
26,500

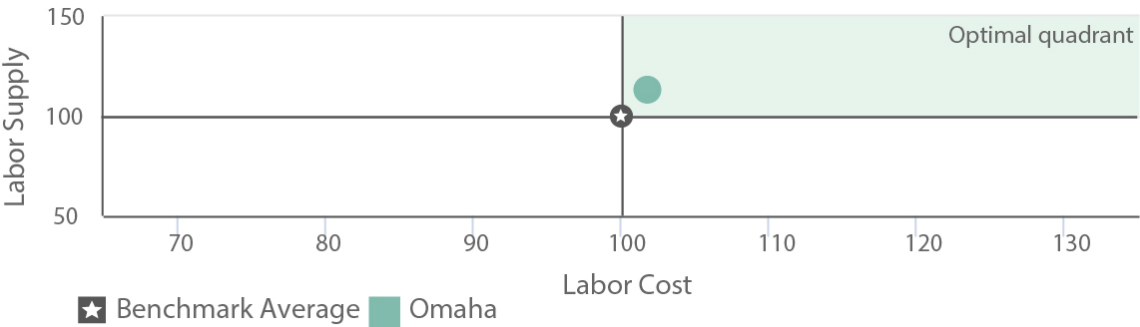


T&W JOB
GROWTH
8.2%
2021–2026



DISTRIBUTION
MARKET RATING
Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	100
Materials Handler – 1 Year	99
Shipping and Receiving Clerk – 1 Year	101
Warehouse Supervisor – 3 Year	103
Warehouse Worker – 1 Year	99

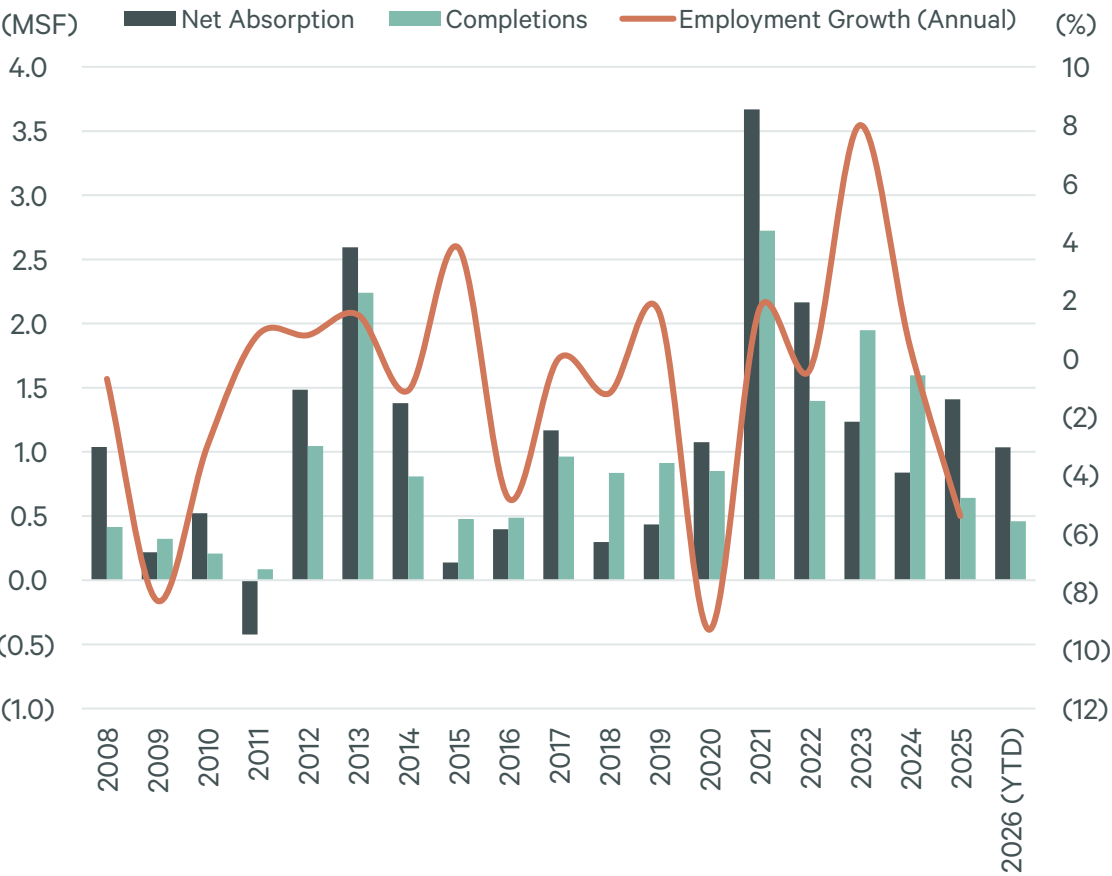
Key Labor Supply Stats

Employment	530,700
Employment Growth (since 2021)	7.0%
Median Home Value	\$298,620
Median Household Income	\$88,361

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

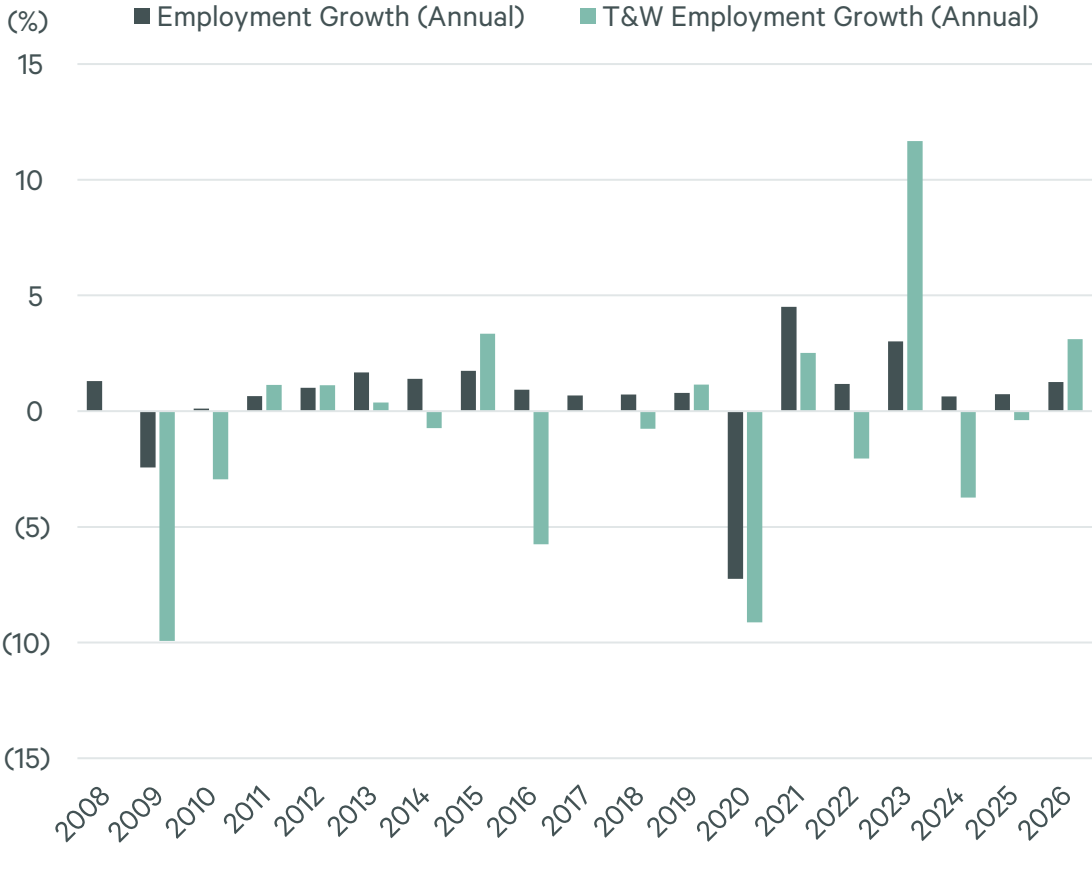
Omaha

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Pittsburgh



TOTAL
POPULATION
2.4M



POPULATION
GROWTH (PROJ.)
0.0%
Projected 2026–2031



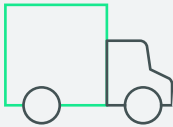
UNEMPLOYMENT
RATE
3.7%



T&W
JOBS
45,200

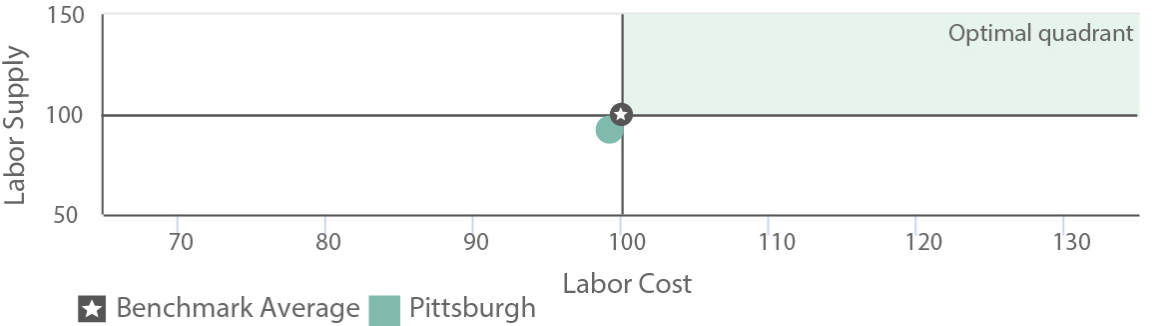


T&W JOB
GROWTH
13.3%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	98
Materials Handler – 1 Year	99
Shipping and Receiving Clerk – 1 Year	102
Warehouse Supervisor – 3 Year	96
Warehouse Worker – 1 Year	99

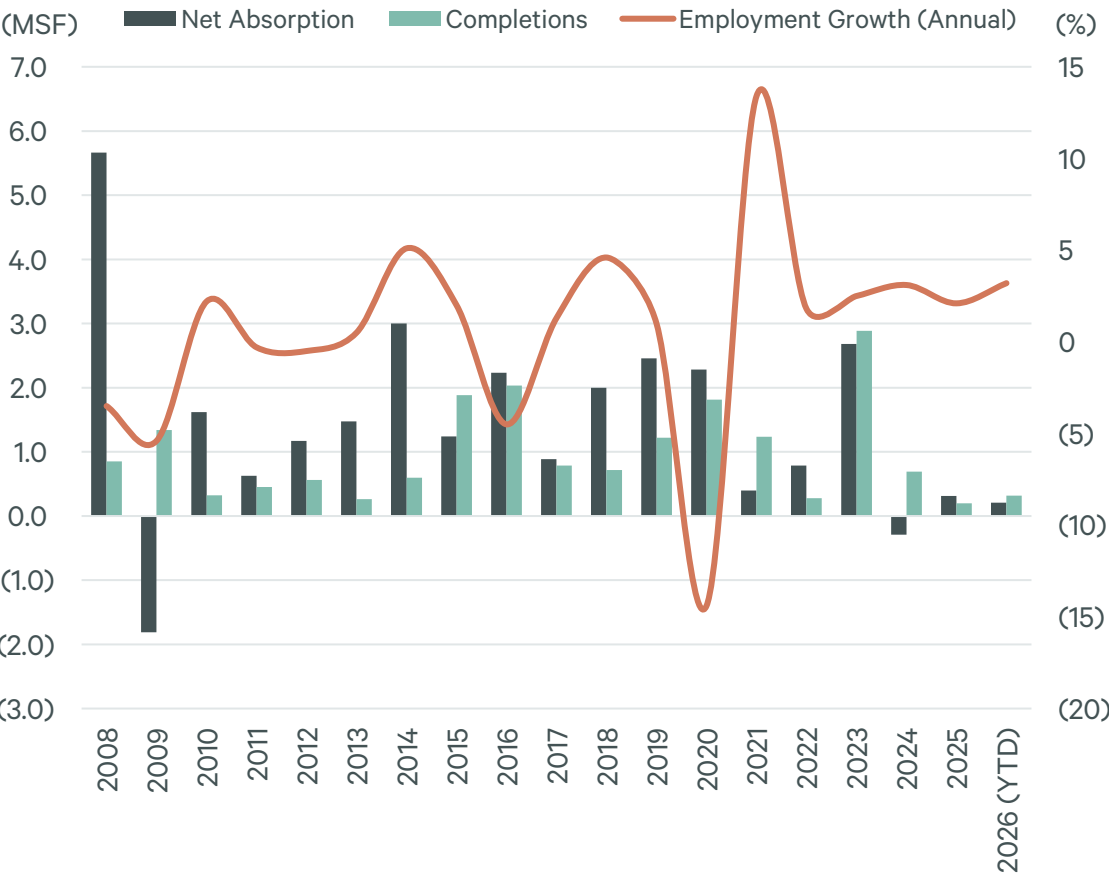
Key Labor Supply Stats

Employment	1.2M
Employment Growth (since 2021)	5.8%
Median Home Value	\$267,375
Median Household Income	\$81,671

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

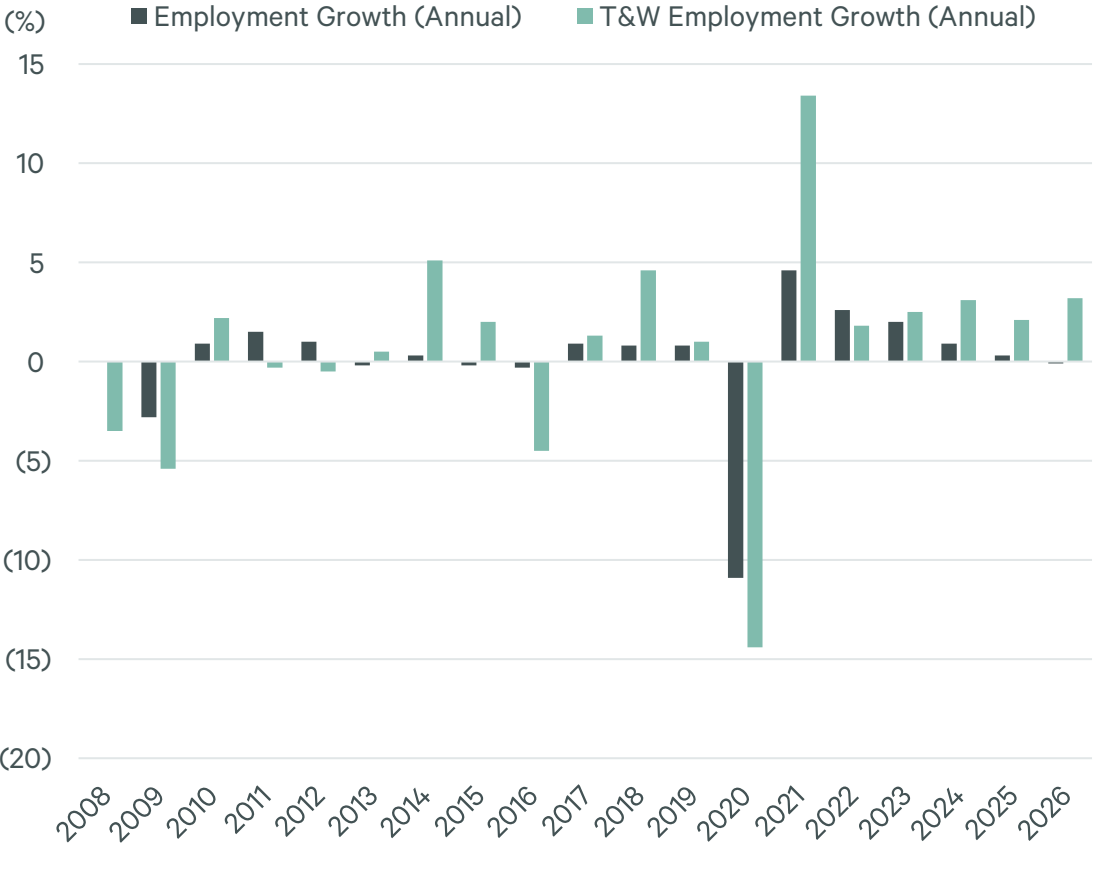
Pittsburgh

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

St. Louis



TOTAL
POPULATION
2.8M



POPULATION
GROWTH (PROJ.)
0.2%
Projected 2026–2031



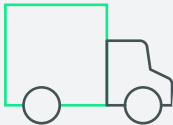
UNEMPLOYMENT
RATE
3.8%



T&W
JOBS
61,200

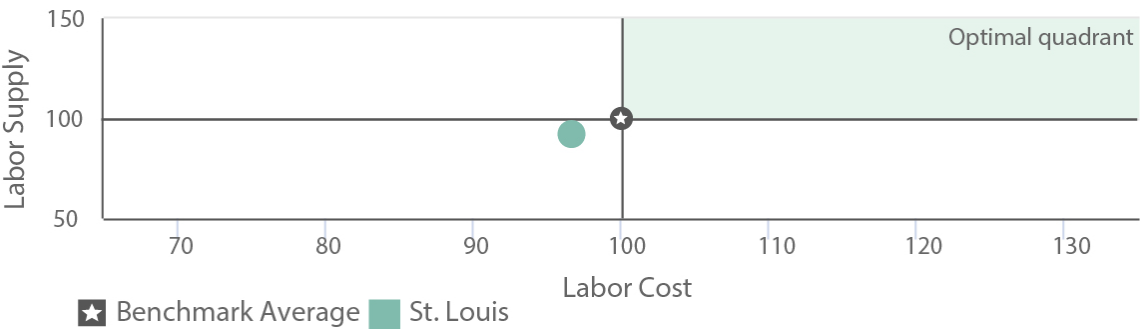


T&W JOB
GROWTH
-1.1%
2021–2026



DISTRIBUTION
MARKET RATING
Neutral

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	94
Materials Handler – 1 Year	92
Shipping and Receiving Clerk – 1 Year	97
Warehouse Supervisor – 3 Year	97
Warehouse Worker – 1 Year	92

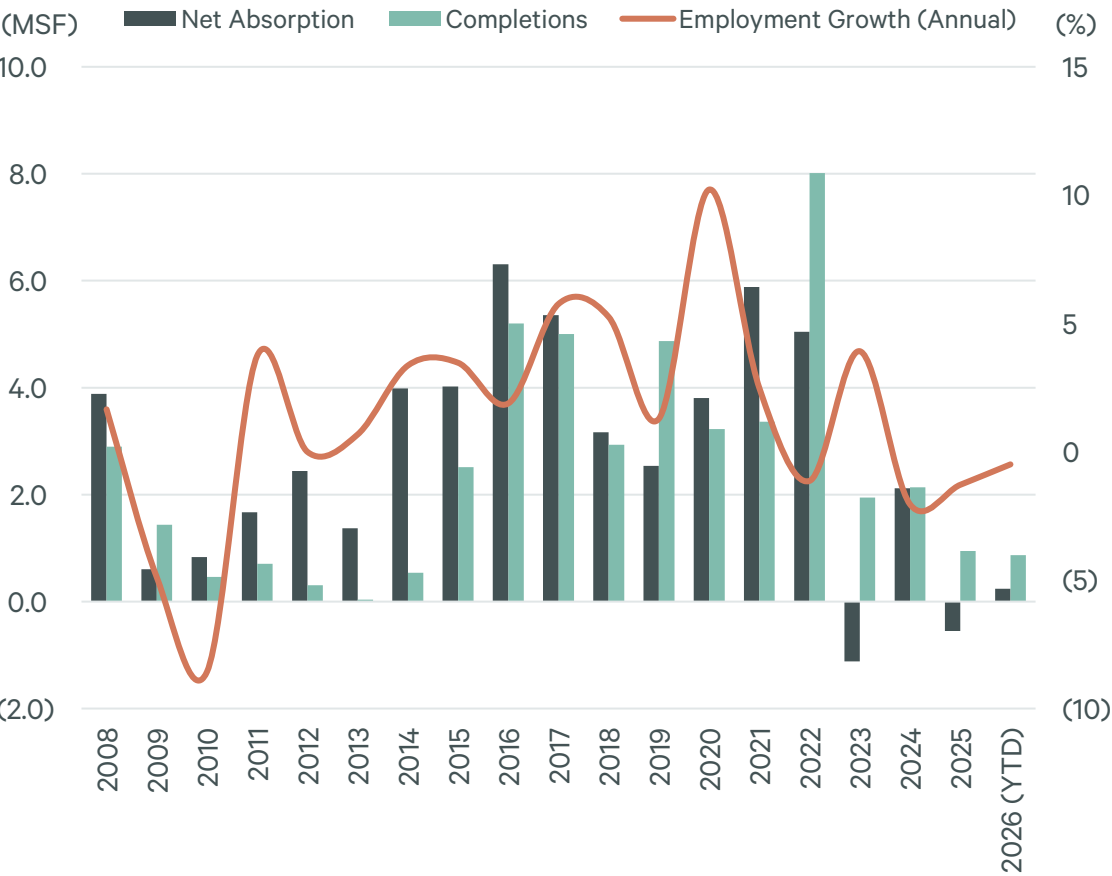
Key Labor Supply Stats

Employment	1.4M
Employment Growth (since 2021)	4.9%
Median Home Value	\$281,185
Median Household Income	\$87,120

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

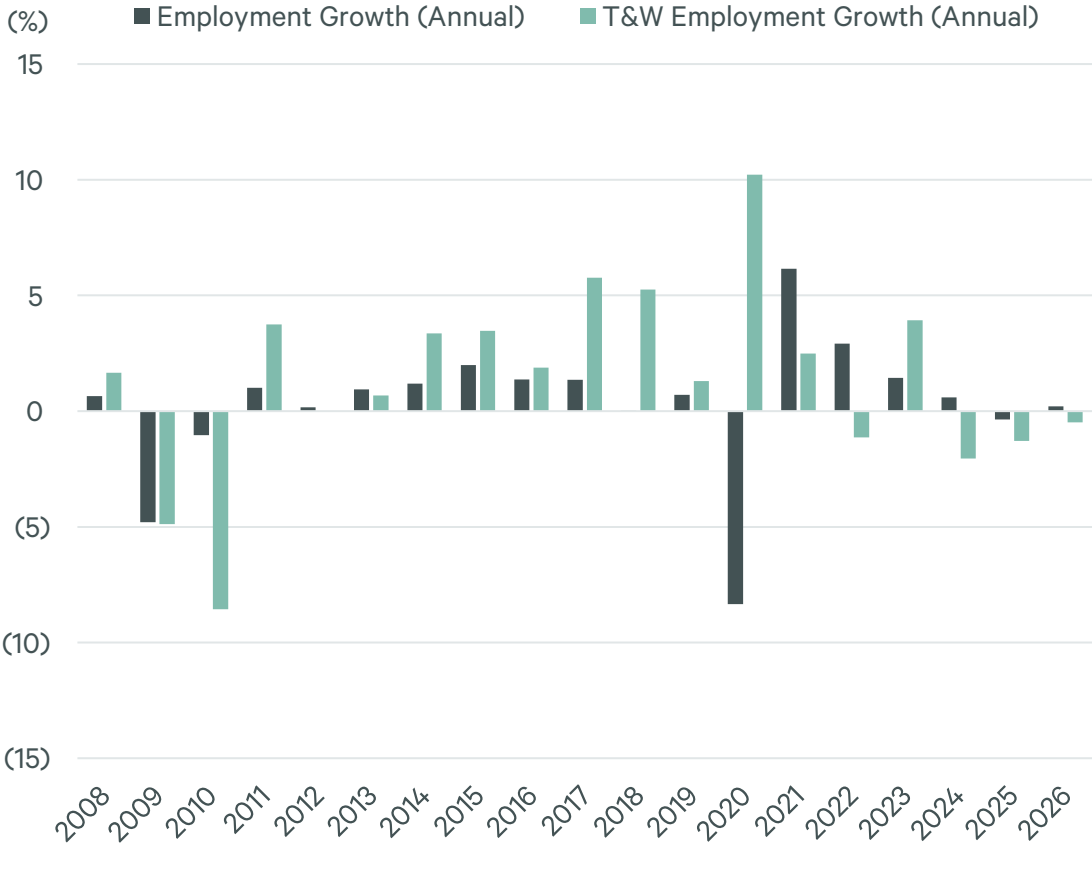
St. Louis

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Toledo



**TOTAL
POPULATION**

599,000



**POPULATION
GROWTH (PROJ.)**

-0.6%
Projected 2026–2031



**UNEMPLOYMENT
RATE**

4.0%



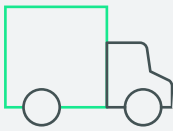
**T&W
JOBS**

17,300



**T&W JOB
GROWTH**

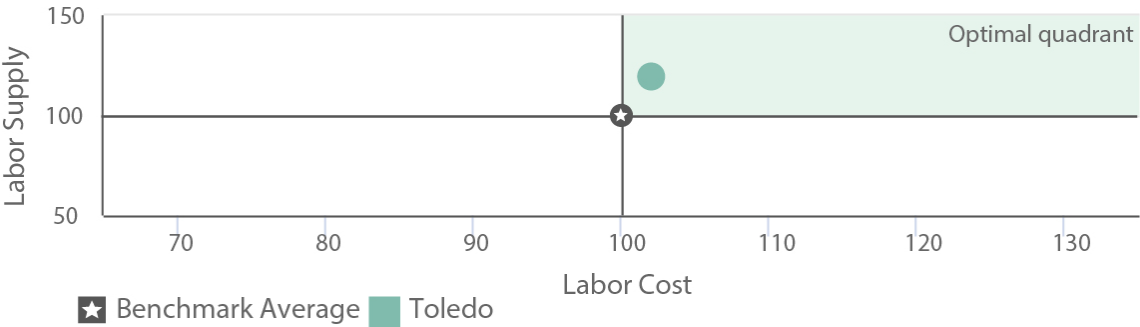
18.5%
2021–2026



**DISTRIBUTION
MARKET RATING**

Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	99
Materials Handler – 1 Year	99
Shipping and Receiving Clerk – 1 Year	100
Warehouse Supervisor – 3 Year	102
Warehouse Worker – 1 Year	99

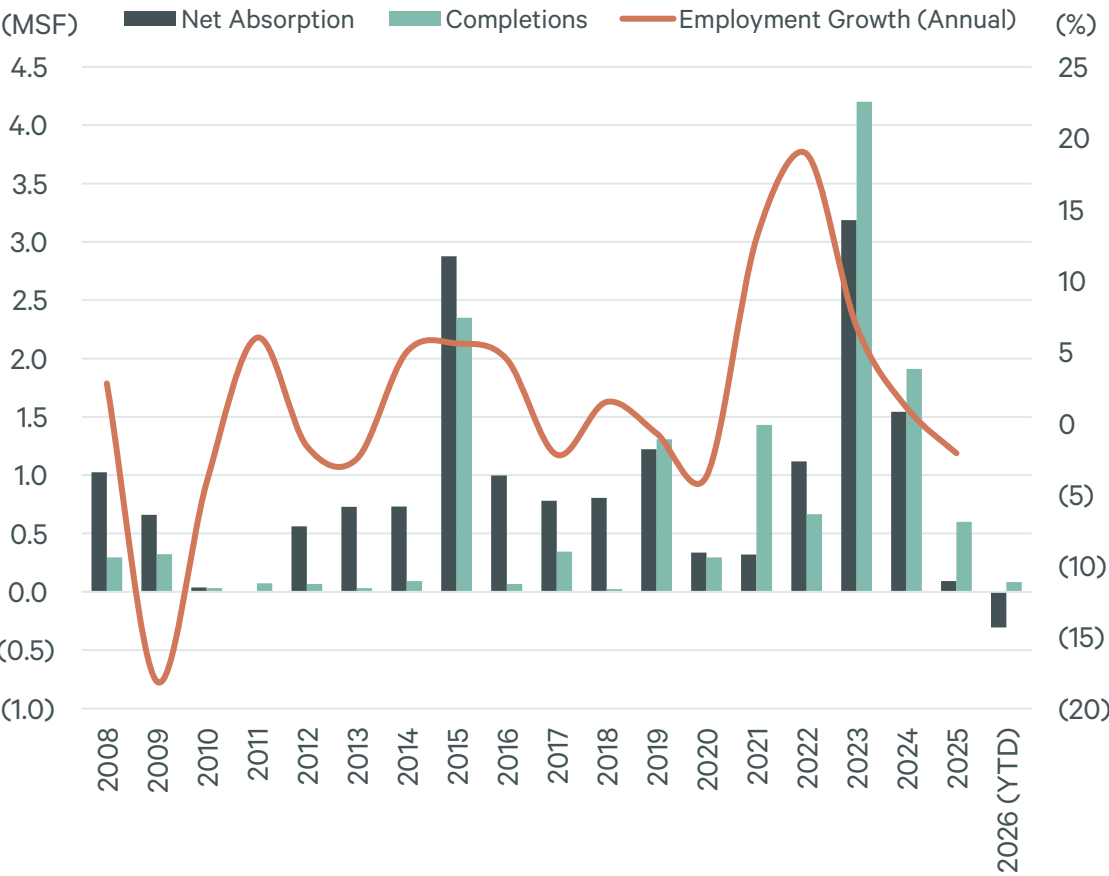
Key Labor Supply Stats

Employment	300,400
Employment Growth (since 2021)	2.9%
Median Home Value	\$206,847
Median Household Income	\$71,349

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

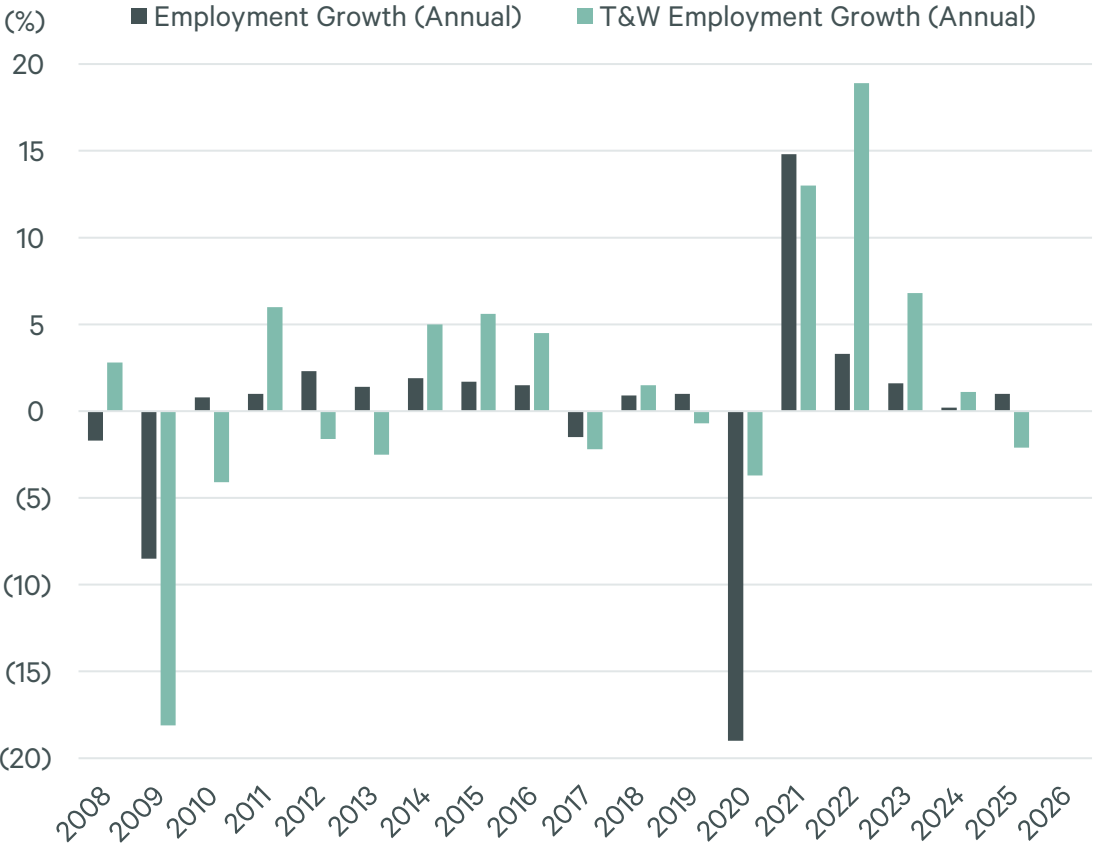
Toledo

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Wichita



**TOTAL
POPULATION**
662,000



**POPULATION
GROWTH (PROJ.)**
1.5%
Projected 2026–2031



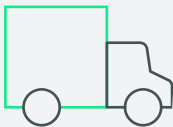
**UNEMPLOYMENT
RATE**
4.5%



**T&W
JOBS**
12,000

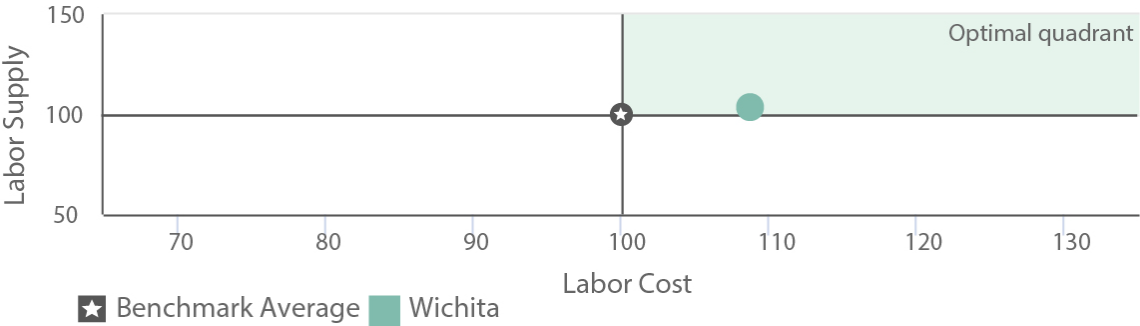


**T&W JOB
GROWTH**
21.2%
2021–2026



**DISTRIBUTION
MARKET RATING**
Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	106
Materials Handler – 1 Year	106
Shipping and Receiving Clerk – 1 Year	107
Warehouse Supervisor – 3 Year	105
Warehouse Worker – 1 Year	106

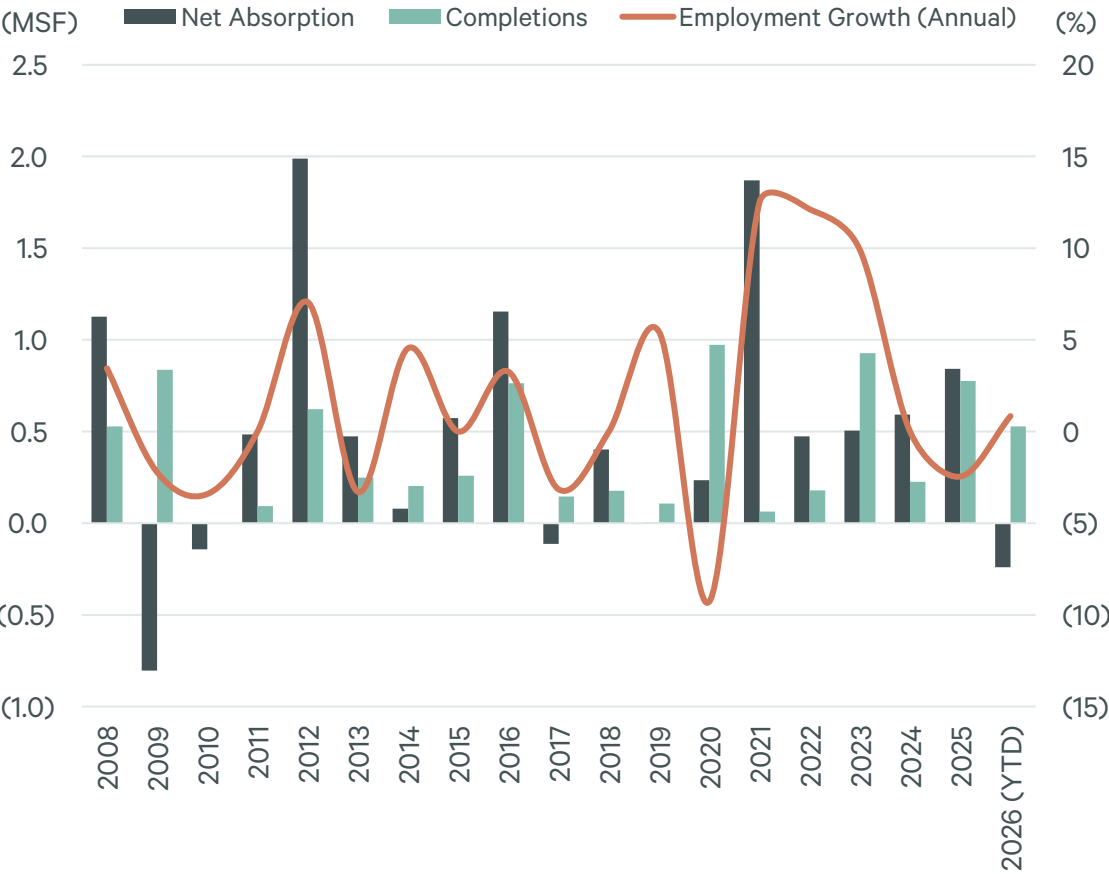
Key Labor Supply Stats

Employment	315,800
Employment Growth (since 2021)	7.7%
Median Home Value	\$233,156
Median Household Income	\$75,118

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

Wichita

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

Youngstown



**TOTAL
POPULATION**
424,000



**POPULATION
GROWTH (PROJ.)**
-0.7%
Projected 2026–2031



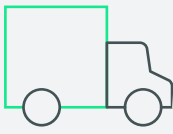
**UNEMPLOYMENT
RATE**
4.8%



**T&W
JOBS**
7,100

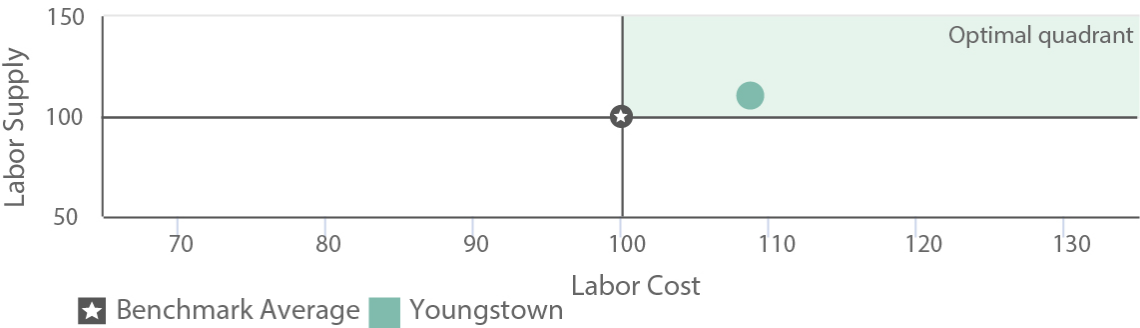


**T&W JOB
GROWTH**
9.2%
2021–2026



**DISTRIBUTION
MARKET RATING**
Positive

Cost vs. Supply



T&W Job Index Score

Job Title – Year of Experience	Index Score
Forklift Operator – 1 Year	105
Materials Handler – 1 Year	105
Shipping and Receiving Clerk – 1 Year	106
Warehouse Supervisor – 3 Year	107
Warehouse Worker – 1 Year	105

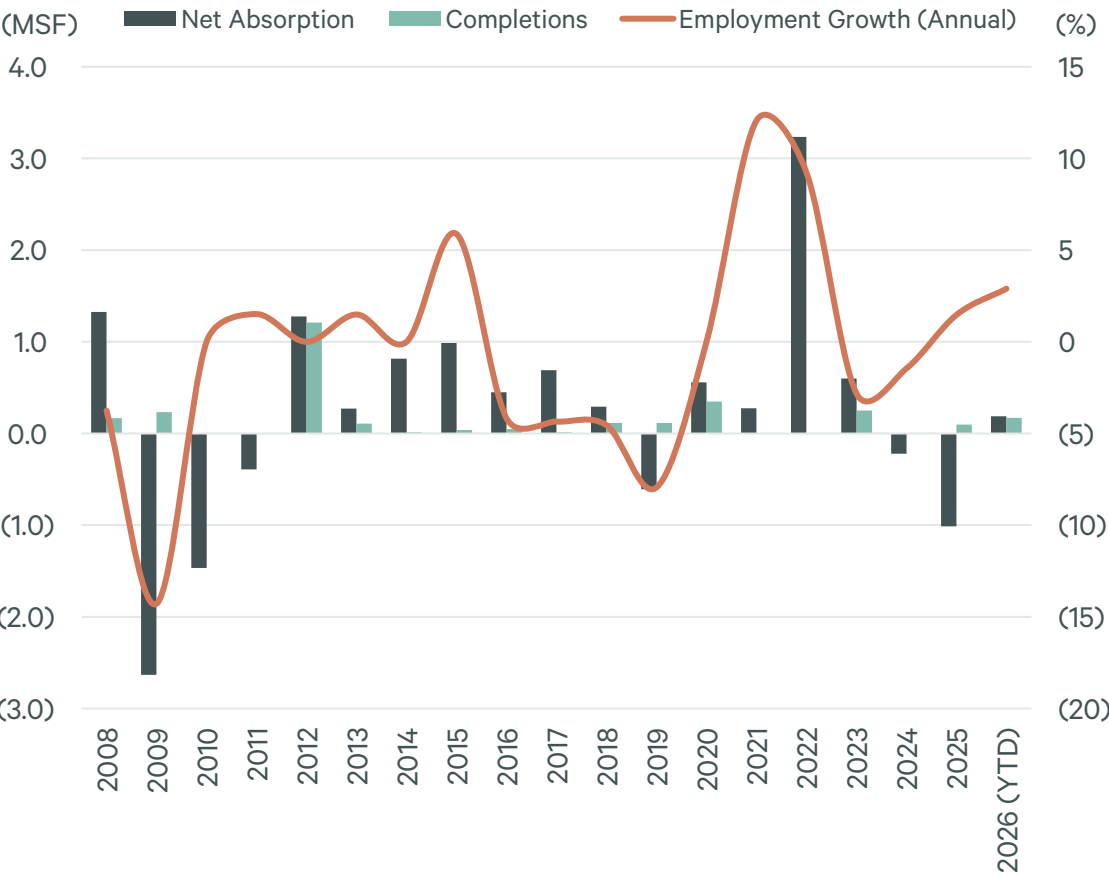
Key Labor Supply Stats

Employment	167,300
Employment Growth (since 2021)	5.2%
Median Home Value	\$168,529
Median Household Income	\$70,029

Source: ESRI, 2026. Bureau of Labor Statistics (BLS), June 2026. CBRE Labor Analytics Group (CBRE LAG).

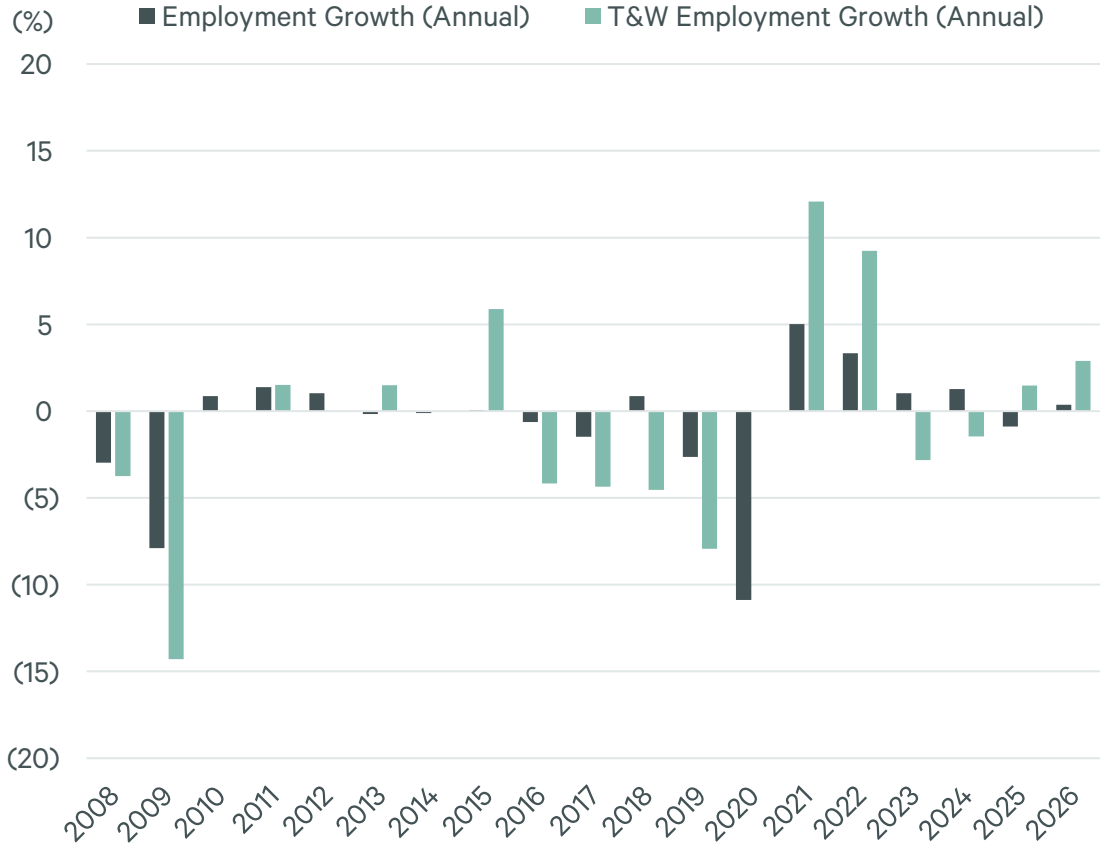
Youngstown

Industrial Net Absorption, Completions, T&W Employment Growth



Source: CBRE Research, Q2 2026, Bureau of Labor Statistics (BLS), June 2026.

Annual Employment Growth vs T&W Employment Growth



Source: Bureau of Labor Statistics (BLS), June 2026.

For More Information, Please Contact:

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CBRE

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