

Commercial Real Estate

Report: Central Ohio still leads the way on data centers, but operators starting to look north



Amazon Web Services' data center campus in Dublin.

AMAZON WEB SERVICES



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The Columbus market has cemented itself as a destination for data centers [even as access to electricity is restricted](#), according to a new report focusing on North America.

The 2025 year-end report, released this week by [JLL](#), found that hyperscalers and colocation providers have acquired more than 750 acres in New Albany.

But the report also noted that new cloud markets could emerge this year in other parts of the state as data centers look for “faster deployment timelines.”

"Central Ohio's emergence as a strategic availability zone for cloud providers means operators and end users will expand land holdings despite power constraints," the report said.

Still, more than 400 megawatts of new colocation capacity was commissioned in the second half of 2025, JLL said, and the majority was developed east of New Albany. The global commercial real estate firm said that trend "will continue given power constraints and recent land acquisitions outside of the region."

The report also points to data centers expanding into adjacent areas such as Northeast Ohio and Northwest Ohio to get projects online faster.

Development is shifting to other areas "with more favorable pricing and interconnection timelines," the report said.

That's not to say that data centers are giving up on the region.



A rendering of Oklo's Aurora powerhouse, the type of facility it plans to bring to Pike County, Ohio.

OKLO

The report pointed to alternative power arrangements such as [on-site natural gas generation](#). Last year, multiple projects began in New Albany, including [two for Meta](#) – which also announced a [trio of nuclear energy deals](#) in January that include power plants in Ohio.

"While this is a developing trend in New Albany, there have been similar announcements in other areas of the region," the report said. "Alternative

solutions, such as natural gas or fuel cells, could become more prominent to accelerate new capacity."

And it's not just the data centers themselves that are pushing for solutions.

Grid constraints, according to the report, are also leading to utilities and the PJM market to "consider creative solutions for large loads like data centers." PJM is the regional grid operator in Ohio, at least parts of 12 other states and Washington, D.C.

In total, JLL said Central Ohio's existing data center inventory is at 3,541 megawatts, making the region the third largest data center market the firm analyzed – behind only Northern Virginia and the Pacific Northwest.

Central Ohio has 869 additional megawatts under construction, the report shows.

The region's vacancy rate was under 1%, in line with the rest of the North American markets JLL looked at.

It was the second consecutive year the overall data center vacancy rate was at a record low, the firm said, calling it a "powerful statistic that challenges bubble concerns."

THE LIST

Central Ohio Data Centers

Central Ohio computer rooms, square feet

Rank	Prior Rank	Business name
1	1	Cologix Johnstown Campus
2	2	5C Data Centers
3	3	Hackman Capital Partners
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