
INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q3
2019

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q3 2019

-888
NET ABSORPTION

Net Absorption decreased to -888 in Q3 2019 from 46,800 in Q2 of 2019.

1.4%
DECREASE IN
EFFECTIVE RENT

Effective Rent decreased 1.4% in Q3 2019 from \$5.34 in Q2 2019 to \$5.42 in Q3 2019.

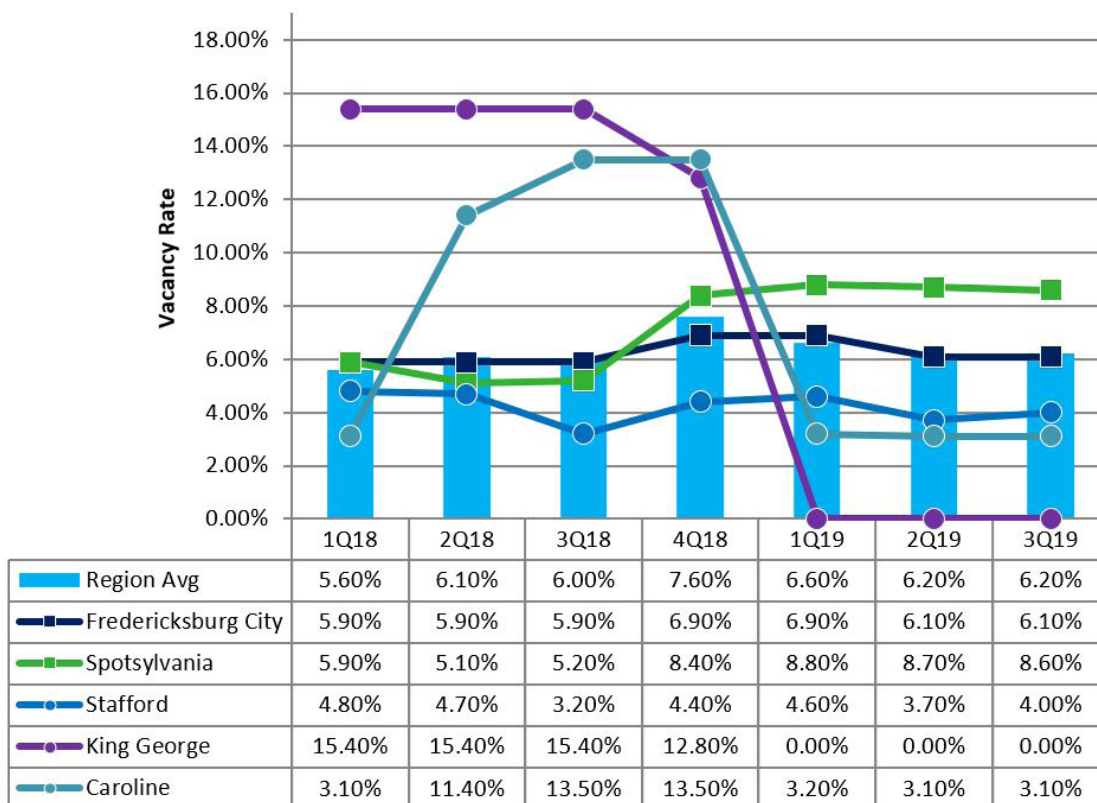
0.0%
CHANGE IN
VACANCY RATES

Vacancy Rates remained the same in Q3 2019 at 6.2%.

113,607
LEASING ACTIVITY
(SF)

There was 113,607 SF leased in Q3 2019 compared to 33,435 SF leased in Q2 2019.

VACANCY RATES BY SUBMARKET



INDUSTRIALREPORT

HIGHLIGHTS

Over 233,922 square feet of Net Absorption recorded in the last 3 quarters.

Over 460,000 square feet of industrial space has been leased in the last 3 quarters.

The Region currently has over 13.28 million square feet of existing industrial inventory.

There were no industrial deliveries in Q3 2019. There are currently 2 buildings under construction in Q3 2019 totaling 35,000 SF.

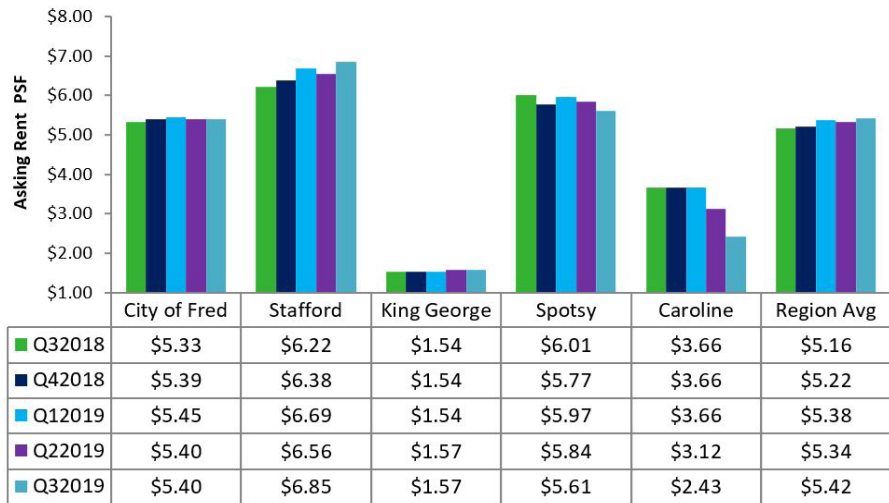
Regional Industrial Stats (Q3-2019)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.42	\$6.85 Stafford	\$1.57 King George
Vacancy	6.2%	8.6% Spotsy	0% King George
Total Inventory (SF)	13.28M	6.68M Spotsy	0.54M King George

Existing Industrial (SF) By Locality (Q3-2019)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,685,476
Stafford	3,419,453
Fredericksburg City	1,140,866

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
107 Juliad Ct Owner LLC	107 Juliad Ct, Fred	Sale	21,590 SF - \$1,712,050
10720 Columbia Dr Owner LLC	10720 Columbia Dr, Fred	Sale	5,460 SF - \$850,000
30 Town and Country Dr Owner LLC	30 Town and Country Dr, Fred	Sale	6,600 SF - \$381,465
40 Town and Country Dr Owner LLC	40 Town and Country Dr, Fred	Sale	6,600 SF - \$368,535
Regal Transportations	11765 Capital Ln, Fred	Lease	11,500 SF
CRE-TEK Surface Solutions	230 Industrial Dr, Fred	Lease	3,000 SF
115 Juliad Ct Owner LLC	115 Juliad Ct, Fred	Lease	12,000 SF



As the Fredericksburg region's largest commercial real estate company, Coldwell Banker Commercial Elite is the premier commercial real estate market leader. Coldwell Banker Commercial Elite was awarded the #1 Coldwell Banker Commercial Affiliate Office in Virginia for the past 6 years (2013-2018)! The Coldwell Banker Commercial Elite Team is as dedicated to your success as you are.

While offering this broad scope of services to our clientele we retain the culture and energy of a small, personal firm, so we can quickly react to the demands of a changing marketplace while offering individualized and integrated real estate solutions.

For more in-depth information about the Commercial Real Estate industry's performance, please contact us:

Q3

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