
INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q2
2018

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q2 2018

-92,044
NET ABSORPTION

Net Absorption increased to -92,044 in Q2 2018 from -100,980 in Q1 of 2018.

2.2%
INCREASE IN
EFFECTIVE RENT

Effective Rent increased 2.2% in Q2 2018 from \$5.43 in Q1 2018 to \$5.55 in Q2 2018.

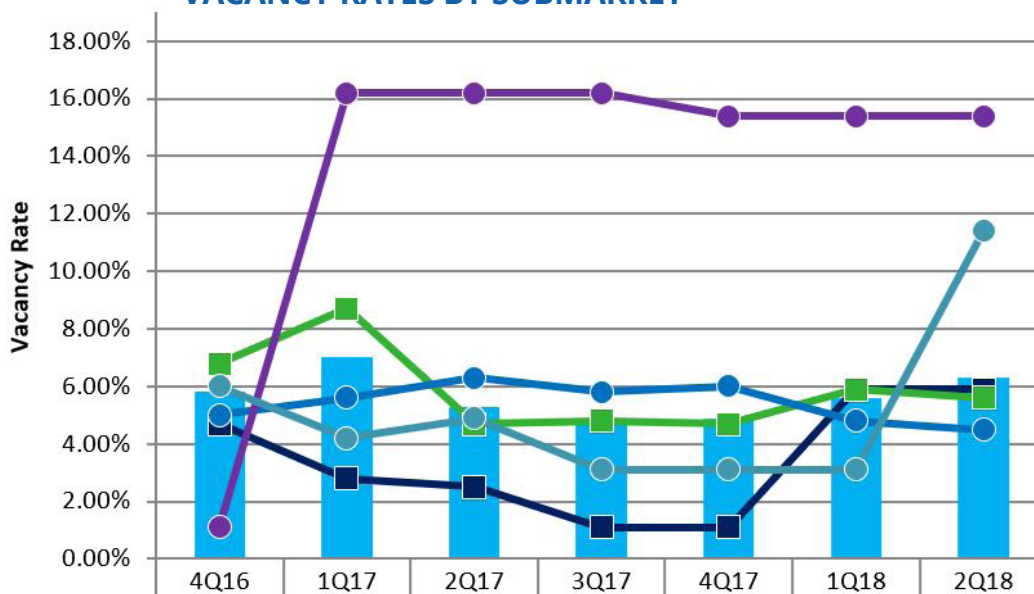
0.7%
INCREASE IN
VACANCY RATES

Vacancy Rates increased 0.7% in Q2 2018 from 5.6% in Q1 2018 to 6.3% in Q2 2018.

111,940
LEASING ACTIVITY
(SF)

There was 111,940 SF leased in Q2 2018 compared to 128,143 SF leased in Q1 2018.

VACANCY RATES BY SUBMARKET



	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18
Region Avg	5.80%	7.00%	5.30%	4.90%	4.90%	5.60%	6.30%
Fredericksburg City	4.70%	2.80%	2.50%	1.10%	1.10%	5.90%	5.90%
Spotsylvania	6.80%	8.70%	4.70%	4.80%	4.70%	5.90%	5.60%
Stafford	5.00%	5.60%	6.30%	5.80%	6.00%	4.80%	4.50%
King George	1.10%	16.20%	16.20%	16.20%	15.40%	15.40%	15.40%
Caroline	6.00%	4.20%	4.90%	3.10%	3.10%	3.10%	11.40%

INDUSTRIALREPORT

HIGHLIGHTS

-133,771 square feet of Net Absorption recorded in the last 12 months

Nearly 500,000 square feet of industrial space has been leased in the last 12 months

The Region currently has over 13.2 million square feet of existing industrial inventory

There were no industrial deliveries or construction in Q2 2018

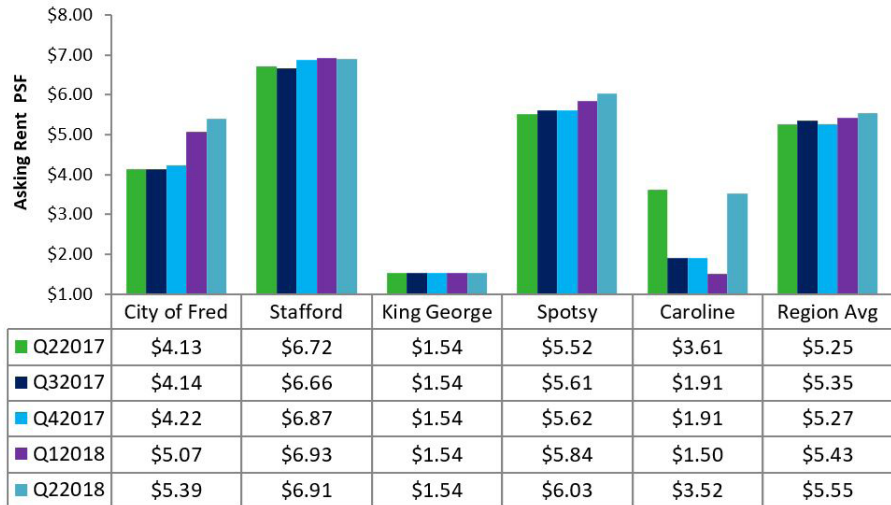
Regional Industrial Stats (Q2-2018)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.55	\$6.91 Stafford	\$1.54 King George
Vacancy	6.3%	15.4% King George	4.5% Stafford
Total Inventory (SF)	13.2M	6.67M Spotsy	0.45M King George

Existing Industrial (SF) By Locality (Q2-2018)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,677,129
Stafford	3,367,713
Fredericksburg City	1,159,346

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
Total Home Hardware, LLC	49 Lendall Lane, Stafford	Leased	4,675 SF
Summit Environmental Solutions	5 Le Way Dr, Stafford	Sold	\$400,000
SMD Investments	33 McWhirt Loop, Stafford	Sold	\$115,000
Wholesale Retail Auto Group	11819 Main Street, Spotsy	Leased	1,760 SF
348KH, LLC	29 Synan Rd, Stafford	Sold	\$1,450,000



Q2

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