
INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q3
2018

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q3 2018

3,601
NET ABSORPTION

Net Absorption increased to 3,601 in Q3 2018 from -91,744 in Q2 of 2018.

-6.6%
DECREASE IN
EFFECTIVE RENT

Effective Rent decreased 6.6% in Q3 2018 from \$5.55 in Q2 2018 to \$5.18 in Q3 2018.

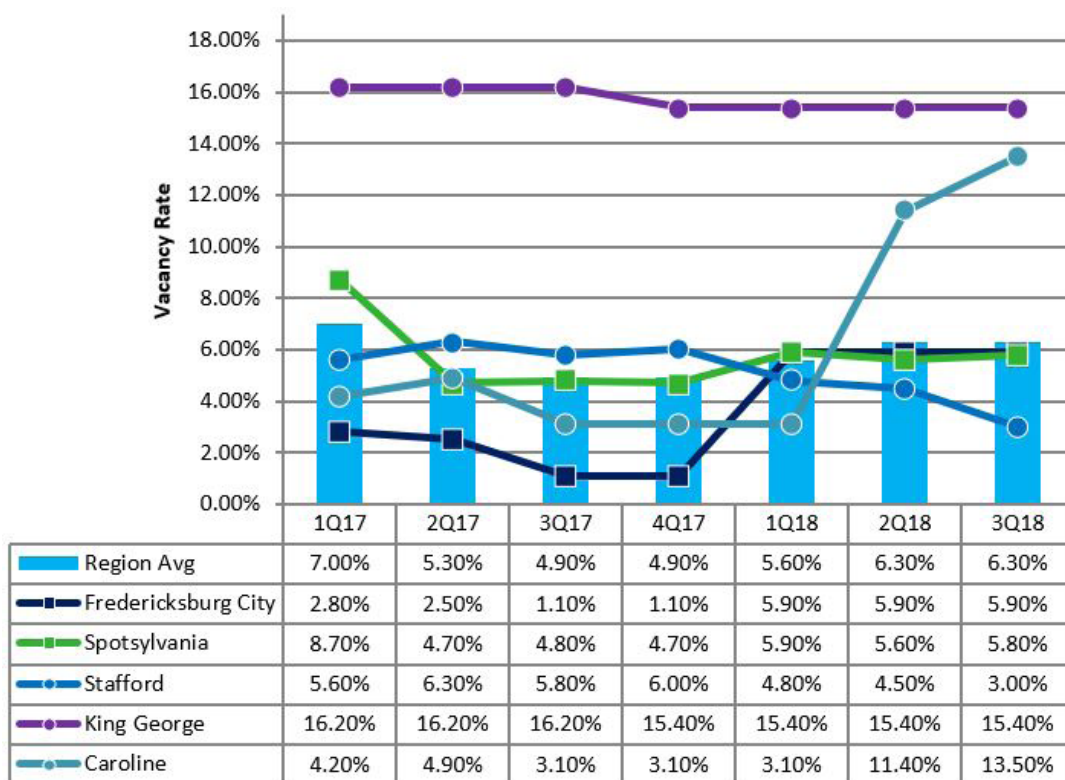
0%
CHANGE IN
VACANCY RATES

Vacancy Rates remained the same between Q2 2018 and Q3 2018 at 6.3%

29,790
LEASING ACTIVITY
(SF)

There was 29,790 SF leased in Q3 2018 compared to 118,606 SF leased in Q2 2018.

VACANCY RATES BY SUBMARKET



INDUSTRIALREPORT

HIGHLIGHTS

-180,623 square feet of Net Absorption has been recorded thus far in 2018.

Over 270,000 square feet of industrial space has been leased since the beginning of 2018.

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

There were no industrial deliveries or construction in Q3 2018.

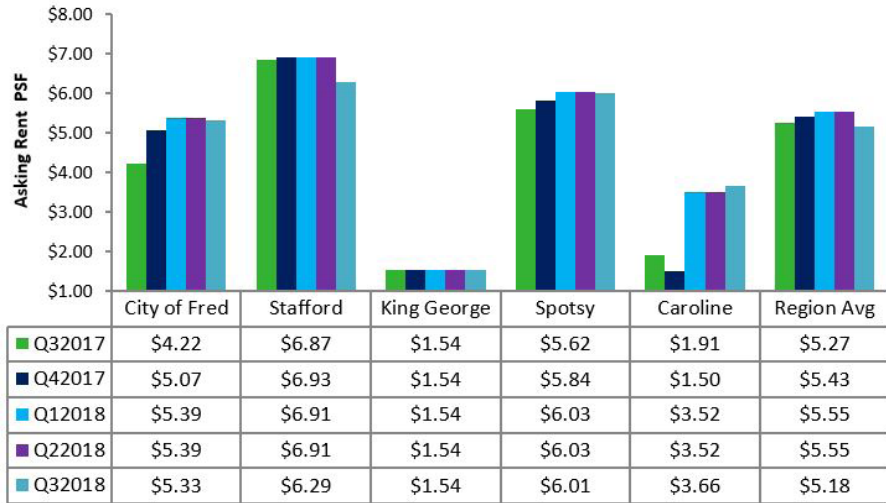
Regional Industrial Stats (Q3-2018)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.18	\$6.29 Stafford	\$1.54 King George
Vacancy	6.3%	22.2% Caroline	3% Stafford
Total Inventory (SF)	13.2M	6.7M Spotsy	0.45M King George

Existing Industrial (SF) By Locality (Q3-2018)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,712,129
Stafford	3,370,793
Fredericksburg City	1,159,346

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
R & R Holdings, LLC	10950 Pierson Dr, Spotsy	Sold	\$310,000
Sarah Jennings	3310 Bourbon St, Spotsy	Leased	2,150 SF
MGS Partnership	0 & 91 Flemming St, Spotsy	Sold	\$45,000 - Land
Keswick Apartments II, LLC	10950 Pierson Dr, Spotsy	Sold	\$175,000 - Land
Wallysurf, LLC	1805 N. Emerson St, Arlington	Sold	\$875,000 - Land
RTRC Real Estate Holdings, LLC	108 Falcon Dr, Spotsy	Sold	\$277,500 - Land



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 5 years (2013-2017)! 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

**COLDWELL BANKER
COMMERCIAL ELITE**

1201 Central Park Blvd
Fredericksburg, Virginia
22401

Phone

540.786.1402

Email

cbc@cbcommercial.com

Website

www.cbcelite.com

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