

INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q4
2018

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q4 2018

-216,014
NET ABSORPTION

Net Absorption decreased to -216,014 in Q4 2018 from 8,701 in Q3 of 2018.

-0.4%
DECREASE IN
EFFECTIVE RENT

Effective Rent decreased 0.4% in Q4 2018 from \$5.16 in Q3 2018 to \$5.14 in Q4 2018.

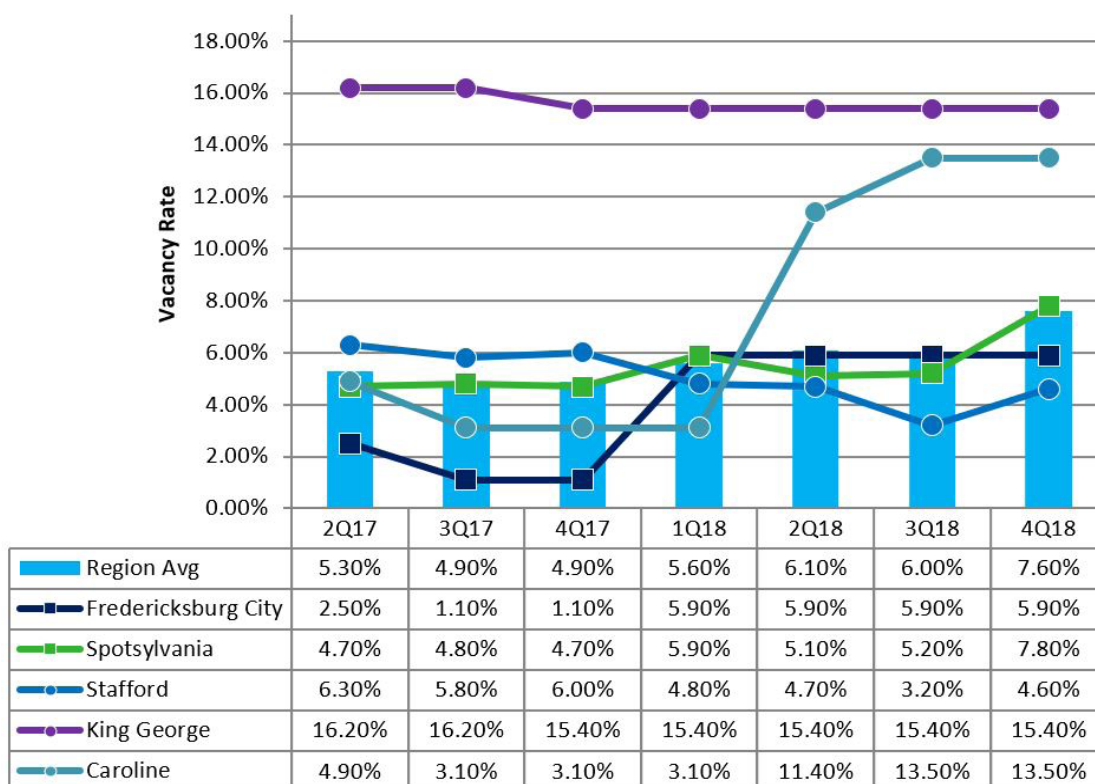
1.6%
CHANGE IN
VACANCY RATES

Vacancy Rates increased 1.6% in Q4 2018 from 6.1% in Q3 2018.

136,728
LEASING ACTIVITY
(SF)

There was 136,728 SF leased in Q4 2018 compared to 156,556 SF leased in Q3 2018.

VACANCY RATES BY SUBMARKET



INDUSTRIALREPORT

HIGHLIGHTS

-394,737 square feet of Net Absorption recorded in 2018.

Over 538,000 square feet of industrial space has been leased in 2018.

The Region currently has over 13.1 million square feet of existing industrial inventory.

There were no industrial deliveries or construction in Q4 2018.

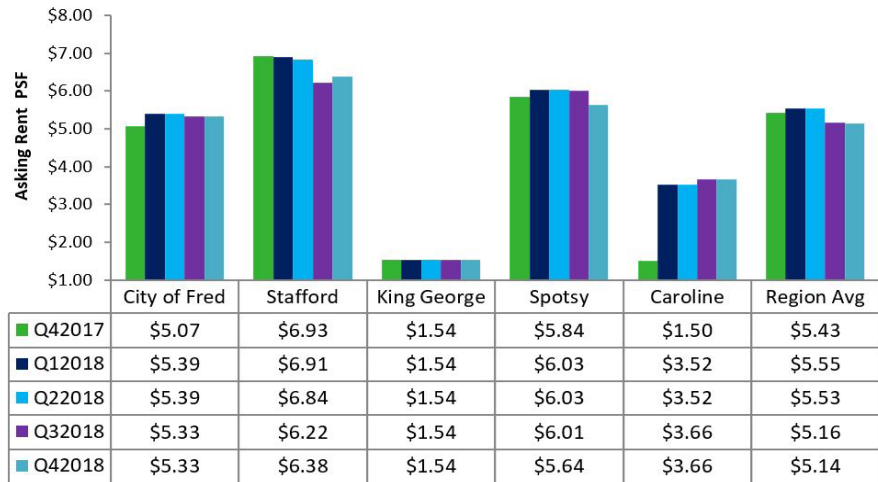
Regional Industrial Stats (Q3-2018)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.14	\$6.38 Stafford	\$1.54 King George
Vacancy	7.7%	15.4% King George	4.2% Stafford
Total Inventory (SF)	13.16M	6.67M Spotsy	0.45M King George

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

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,670,651
Stafford	3,396,137
Fredericksburg City	1,148,423

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
N/A	291 Warrenton Rd, Stafford	Sold	\$200,000 - Land
Star II, LLC	150 Cool Spring Rd, Stafford	Sold	\$1,300,000 - Land
N/A	1000 Oakwood St, City of Fred	Sold	\$625,000 - Land
AVI Investment Six, LLC	5459 Plank Rd, Spotsy	Sold	\$875,000 - Land
NMAFT, LLC	4951 Commerce Dr, Spotsy	Sold	\$128,800



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:

Q4

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