

# INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q1  
2019

COLDWELL BANKER COMMERCIAL ELITE



ELITE

## INDUSTRIAL REPORT

## THE NUMBERS Q1 2019

**188,010**  
NET ABSORPTION

Net Absorption increased to 188,010 in Q1 2019 from -52,964 in Q4 of 2018.

**2.8%**  
INCREASE IN  
EFFECTIVE RENT

Effective Rent increased 2.8% in Q1 2018 from \$5.22 in Q4 2018 to \$5.37 in Q1 2018.

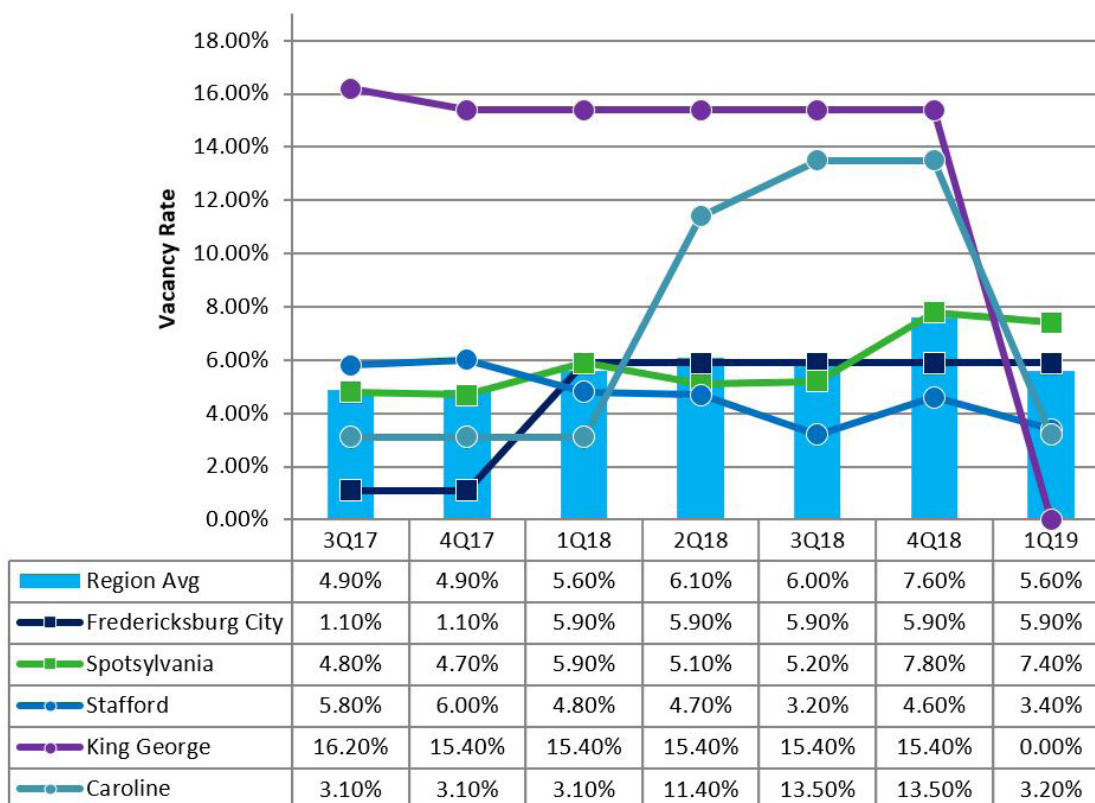
**-1.4%**  
CHANGE IN  
VACANCY RATES

Vacancy Rates decreased 1.4% in Q1 2019 from 7.4% in Q4 2018.

**150,686**  
LEASING ACTIVITY  
(SF)

There was 150,686 SF leased in Q1 2019 compared to 174,228 SF leased in Q4 2018.

## VACANCY RATES BY SUBMARKET



# INDUSTRIALREPORT

## HIGHLIGHTS

Over 144,000 square feet of Net Absorption recorded in the last 3 quarters.

Over 647,000 square feet of industrial space has been leased in the last 3 quarters.

The Region currently has over 13.25 million square feet of existing industrial inventory.

There were no industrial deliveries in Q1 2019. There are two buildings under construction in Q1 2019 totalling 45,000 SF.

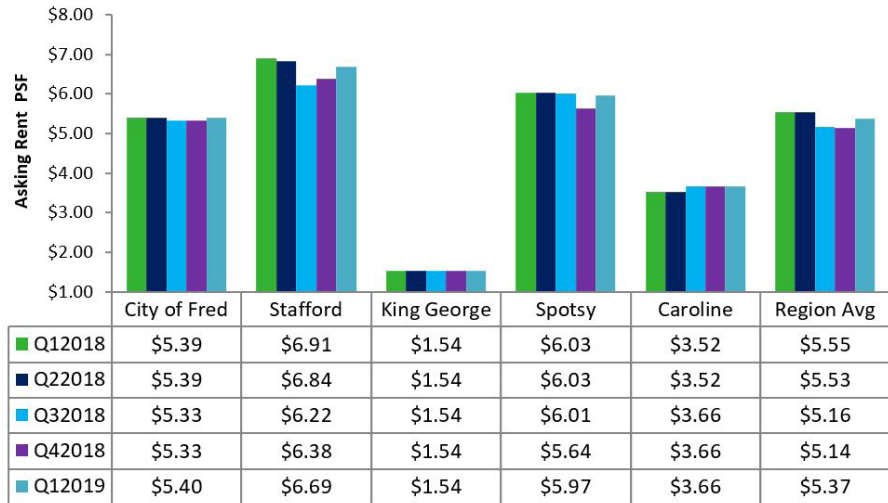
### Regional Industrial Stats (Q1-2019)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.37	\$6.69 Stafford	\$1.54 King George
Vacancy	6.0%	7.8% Spotsy	0% King George
Total Inventory (SF)	13.25M	6.67M Spotsy	0.55M King George

### Existing Industrial (SF) By Locality (Q1-2019)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,664,078
Stafford	3,395,012
Fredericksburg City	1,115,489

### NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



## MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
Elite Speed & Performance, LLC	2212-A Industrial Ct, Spotsy	Lease	3,000 SF
W R Furrow, LLC	212 & 210 Freedom Ct & 129 Industrial Dr, Spotsy	Sold	\$1,625,000
Foundation Properties	Orange Plank Road, Spotsy	Sold	\$75,000
NOVA Hotel	0 Jefferson Davis Hwy, Spotsy	Sold	\$1,262,500
Andrew Nalls	Main Street, Port Royal	Sold	\$140,000
Joseph & Patricia Troilo	15691 Gibson Mill Rd, Culpeper	Sold	\$1,300,000
Cornerstone Development of VA	4101 Talon Dr, Prince William	Sold	\$2,550,000
Virginia Signs & Lighting	11116 Industrial Rd, Prince William	Lease	11,000 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 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:

**Q1**

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