
INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q2
2019

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q2 2019

7,785
NET ABSORPTION

Net Absorption decreased to 7,785 in Q2 2019 from 188,010 in Q1 of 2019.

1.1%
INCREASE IN
EFFECTIVE RENT

Effective Rent increased 1.1% in Q2 2019 from \$5.38 in Q1 2019 to \$5.44 in Q2 2019.

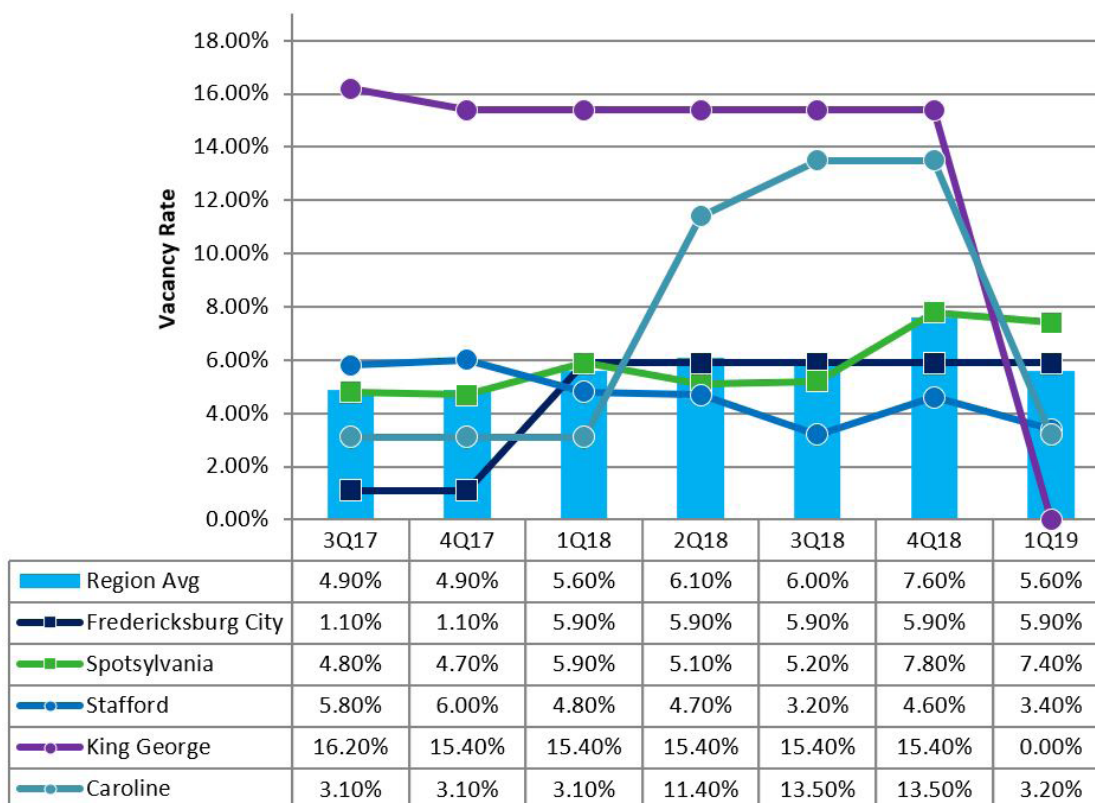
0.2%
CHANGE IN
VACANCY RATES

Vacancy Rates increased 0.2% in Q2 2019 from 6.2% in Q1 2019.

33,435
LEASING ACTIVITY
(SF)

There was 33,435 SF leased in Q2 2019 compared to 314,744 SF leased in Q1 2019.

VACANCY RATES BY SUBMARKET



INDUSTRIALREPORT

HIGHLIGHTS

Over 102,000 square feet of Net Absorption recorded in the last 3 quarters.

Over 524,000 square feet of industrial space has been leased in the last 3 quarters.

The Region currently has over 13.53 million square feet of existing industrial inventory.

There were no industrial deliveries in Q2 2019. There are three buildings under construction in Q2 2019 totalling 65,000 SF.

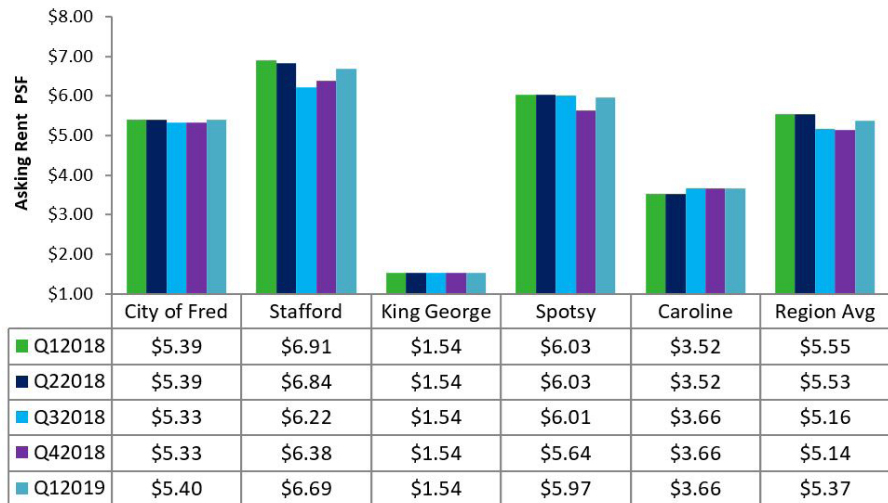
Regional Industrial Stats (Q2-2019)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.44	\$6.65 Stafford	\$1.57 King George
Vacancy	6.5%	8.5% Spotsy	0% King George
Total Inventory (SF)	13.53M	6.69M Spotsy	0.54M King George

Existing Industrial (SF) By Locality (Q2-2019)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,795,325
Stafford	3,493,404
Fredericksburg City	1,205,189

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
Atlantic Builders	10 Le Way Dr, Fredericksburg	Sale	\$1,500,000
Robert R Sullivan Esq	505 Lendall Ln, Fredericksburg	Sale	\$1,255,000
Undisclosed	45 Commerce Pky, Fredericksburg	Sale	\$700,000
CIP Finishes	Centreport Pkw, Stafford	Sale	20,000 SF
Undisclosed	314-316 Forbes St, Fredericksburg	Sale	7,350 SF
Undisclosed	487 Lendall Ln, Fred	Sale	18,483 SF
Undisclosed	23553 Rogers Clark Blvd, Ruther Glen	Sale	44,000 SF
Dae Eun	119 Juliad Ct, Fred	Lease	5,000 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:

Q2

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