

INDUSTRIAL

MARKETVANTAGEPOINT

FREDERICKSBURG REGION

Q1
2020

COLDWELL BANKER COMMERCIAL ELITE



ELITE

INDUSTRIAL REPORT

THE NUMBERS Q1 2020

79,261
NET ABSORPTION

Net Absorption increased to 79,261 SF in Q1 2020 from 5,067 SF in Q4 of 2019.

1.2%
DECREASE IN
EFFECTIVE RENT

Effective Rent decreased 1.2% in Q1 2020 from \$5.73 in Q4 2019 to \$5.66 in Q1 2020.

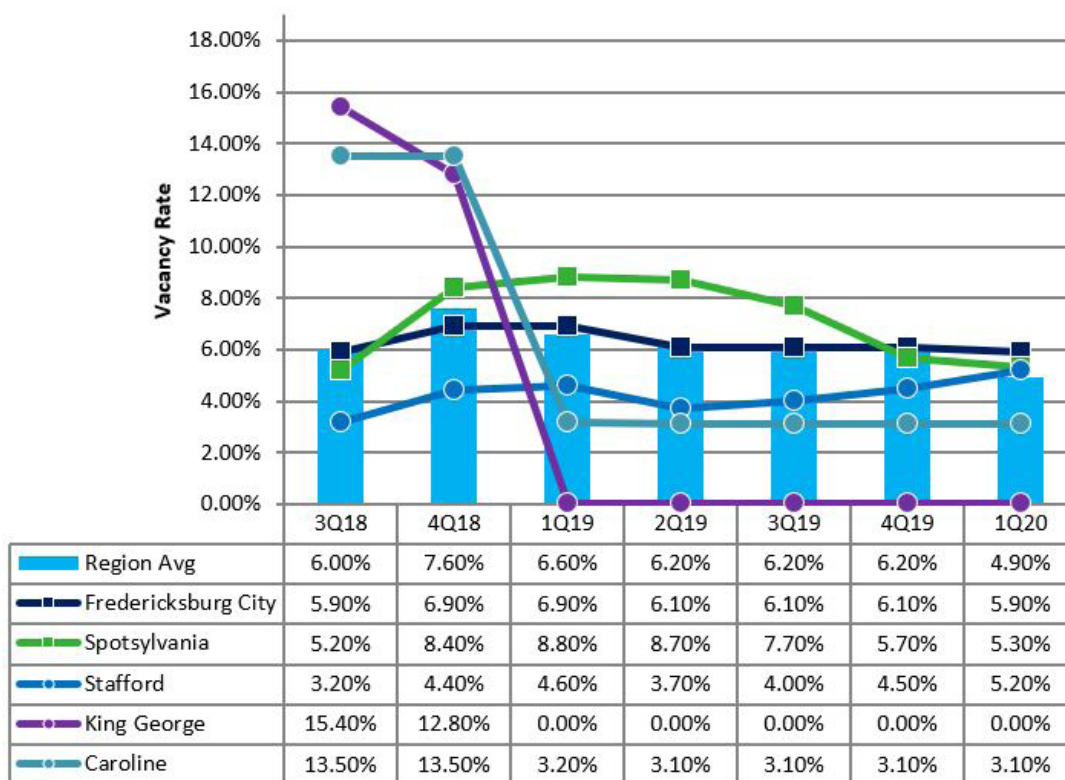
0.0%
CHANGE IN
VACANCY RATES

Vacancy Rates remained the same in Q1 2020 at 4.9%.

45,790
LEASING ACTIVITY
(SF)

There was 45,790 SF leased in Q1 2020 compared to 159,935 SF leased in Q4 2019.

VACANCY RATES BY SUBMARKET



INDUSTRIALREPORT

HIGHLIGHTS

Over 115,000 square feet of Net Absorption recorded in the last 3 quarters.

Over 386,000 square feet of industrial space has been leased in the last 3 quarters.

The Region currently has over 13.41 million square feet of existing industrial inventory.

There were no industrial deliveries in Q1 2020. There is currently 1 building under construction in Q1 2020 totaling 15,000 SF.

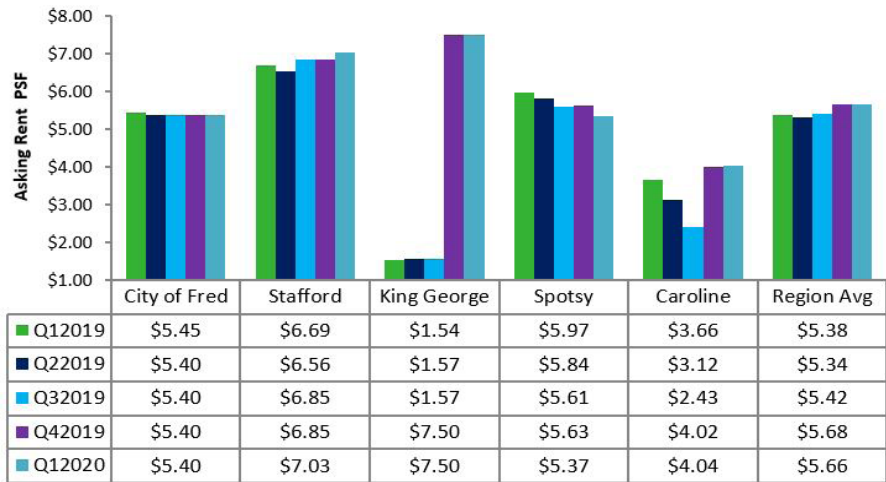
Regional Industrial Stats (Q1-2020)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.66	\$7.50 King George	\$4.04 Caroline
Vacancy	4.9%	5.3% Spotsy	0% King George
Total Inventory (SF)	13.41M	6.78M Spotsy	0.54M King George

Existing Industrial (SF) By Locality (Q1-2020)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,784,682
Stafford	3,423,228
Fredericksburg City	1,170,866

NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



MAJOR INDUSTRIAL & LAND ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
Barrette Inc.	3550 Lee Hill Dr, FXBG	Sale	107,450 SF - \$5,302,500
English Gardens, Inc.	115 Juliad Ct, FXBG	Sale	36,000 SF - \$2,925,882
Next Day Cabinets	44 Joseph Mills Dr, FXBG	Sale	51,822 SF - \$2,800,000
Pillar Construction, Inc.	5109 Commonwealth Dr, FXBG	Sale	23,500 SF - \$1,800,000
English Gardens, Inc	119 Juliad Ct, FXBG	Sale	15,000 SF - \$1,219,118
1120 International Pkwy Owner LLC	1120 International Pkwy, FXBG	Sale	42,000 SF - \$325,000
1323 Powhatan St Owner LLC	1323 Powhatan St, FXBG	Sale	7,332 SF - \$283,535
1199 International Pkwy Owner LLC	1199 International Pkwy, Stafford	Lease	27,090 SF
General Services Administration	20 Hazel Park Ln, FXBG	Lease	16,300 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 7 years (2013-2019)! 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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