

---

# INDUSTRIAL

MARKET VANTAGE POINT

---

Q2  
2020

FREDERICKSBURG REGION

COLDWELL BANKER COMMERCIAL ELITE



ELITE

# INDUSTRIAL REPORT

## THE NUMBERS Q2 2020

**79,261**  
NET ABSORPTION

Net Absorption decreased to 26,785 SF in Q2 2020 from 79,261 SF in Q1 of 2020.

**4%**  
INCREASE IN EFFECTIVE RENT

Effective Rent increased 4% in Q2 2020 from \$5.66 in Q1 2020 to \$5.90 in Q2 2020.

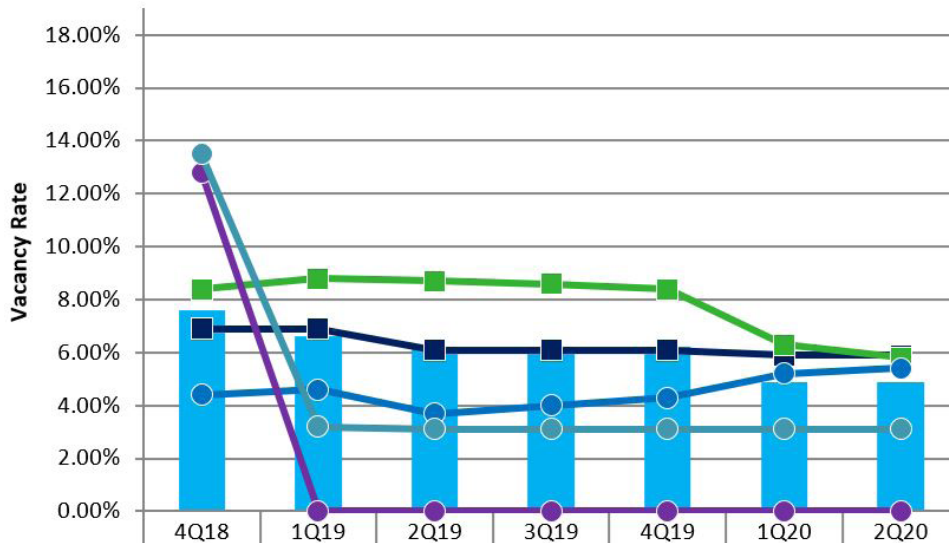
**0.0%**  
CHANGE IN VACANCY RATES

Vacancy Rates remained the same in Q2 2020 at 4.9%.

**346,738**  
LEASING ACTIVITY (SF)

There was 346,738 SF leased in Q2 2020 compared to 45,790 SF leased in Q1 2020.

### VACANCY RATES BY SUBMARKET



Region Avg	7.60%	6.60%	6.20%	6.20%	6.20%	4.90%	4.90%
Fredericksburg City	6.90%	6.90%	6.10%	6.10%	6.10%	5.90%	5.90%
Spotsylvania	8.40%	8.80%	8.70%	8.60%	8.40%	6.30%	5.80%
Stafford	4.40%	4.60%	3.70%	4.00%	4.30%	5.20%	5.40%
King George	12.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Caroline	13.50%	3.20%	3.10%	3.10%	3.10%	3.10%	3.10%

# INDUSTRIAL REPORT

## HIGHLIGHTS

Over 123,000 square feet of Net Absorption recorded in the last 3 quarters.

Over 599,000 square feet of industrial space has been leased in the last 3 quarters.

The Region currently has over 13.42 million square feet of existing industrial inventory.

There was 1 delivery in Q2 2020 consisting of 15,000 SF. There is currently 1 building under construction in Q2 2020 totaling 486,720 SF.

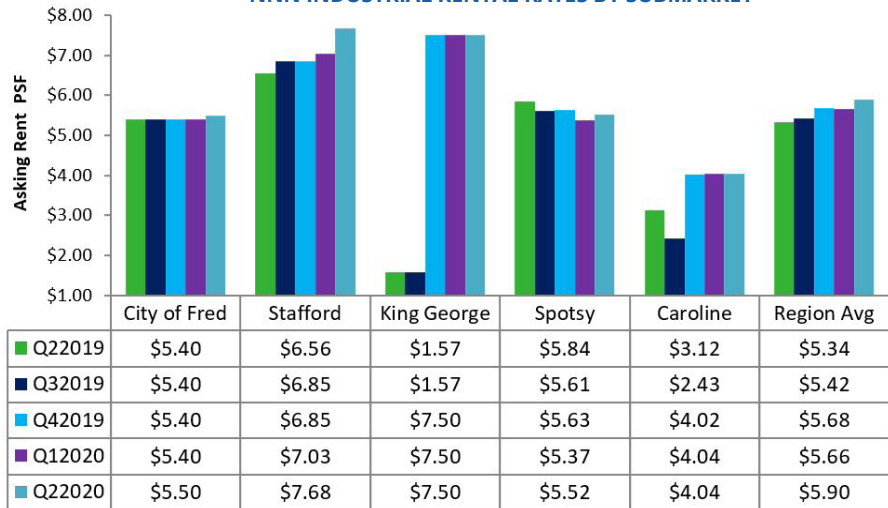
### Regional Industrial Stats (Q2-2020)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$5.90	\$7.50 King George	\$4.04 Caroline
Vacancy	4.9%	5.8% Spotsy	0% King George
Total Inventory (SF)	13.42M	6.78M Spotsy	0.54M King George

### Existing Industrial (SF) By Locality (Q2-2020)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	6,784,682
Stafford	3,430,428
Fredericksburg City	1,170,866

### NNN INDUSTRIAL RENTAL RATES BY SUBMARKET



## MAJOR INDUSTRIAL & LAND ACTIVITY

### TENANT / BUYER

100 Edwards Rd, LLC  
 11812 Main St, LLC  
 205 Tyler Vona Way, LLC  
 205 Tyler Von Way, LLC  
 204 Thompson Ave, LLC  
 10 Harkness Blvd, LLC  
 Skyline Wears LLC  
 Lucky Line Motors, Inc.  
 11001 House Dr, LLC  
 Dog Krazy

### ADDRESS

100 Edwards Rd, Bowling Green  
 11812 Main St, FXBG  
 205 Tyler Von Way, FXBG  
 205 Tyler Von Way, FXBG  
 204 Thompson Ave, FXBG  
 10 Harkness Blvd, FXBG  
 11819 Main St, FXBG  
 86 Fleming St, FXBG  
 11001 House Dr, FXBG  
 119 Juliad Ct, FXBG

### TYPE

Sale  
 Sale  
 Sale  
 Sale  
 Sale  
 Lease  
 Lease  
 Lease  
 Lease

### SPACE LEASED / SOLD

\$150,000 - 8,000 SF  
 510,372 SF - 4 Property Sale  
 5,400 SF  
 1,800 SF  
 \$775,000 - 35,565 SF  
 59,412 SF  
 18,775 SF  
 7,011 SF  
 6,318 SF  
 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 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:

**Q2**

**COLDWELL BANKER  
COMMERCIAL ELITE**

1201 Central Park Blvd  
Fredericksburg, Virginia  
22401

**Phone**

540.786.1402

**Email**

[cbc@cbcommercial.com](mailto:cbc@cbcommercial.com)

**Website**

[www.cbcelite.com](http://www.cbcelite.com)

*Data contained herein has been obtained from third party sources deemed reliable; no warranty, expressed or implied, is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. List of Sources are available upon request.*