

INDUSTRIAL MARKET VANTAGEPOINT

Q2 ²⁰²³ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE



THE OVERVIEW

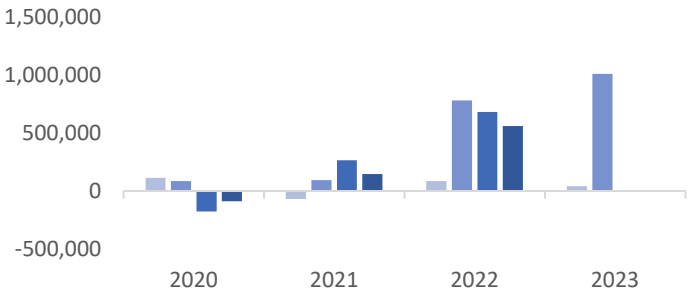
1,171,235 SF DELIVERED IN Q2 2023

The Fredericksburg Region, consisting of Caroline County, Fredericksburg City, King George County, Spotsylvania County, and Stafford County, currently has an inventory of 483 buildings consisting of 17,161,942 SF. In the last 12 months, the region has had 2,334,859 SF of space delivered.

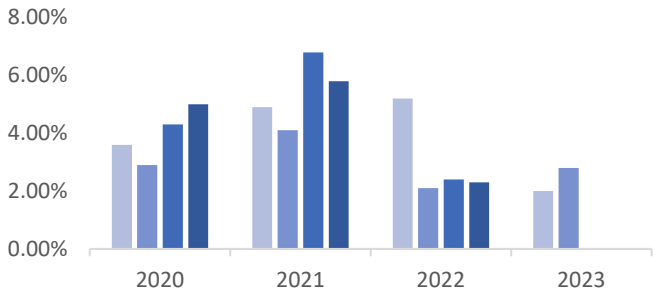
The region had Net Absorption of 1,014,890 SF compared to 41,412 SF in the previous quarter. The vacancy rate increased in Q2, from 2% in Q1 2023 to 2.8% in Q2 2023. There is currently 473,318 SF of vacant space available in the region. There were 2 deliveries in Q2 2023 consisting of 1,171,235 SF and there are currently 4 buildings under construction consisting of 1,099,780 SF.

Industrial rental rates increased during Q2 with a change of \$1.51 per-square-foot from \$7.26 in Q1 2023 to \$8.77 in Q2 2023. There were 11 leasing deals in Q2 consisting of 38,861 SF. In Q1 2023 there were 18 leasing deals, which consisted of 96,338 SF.

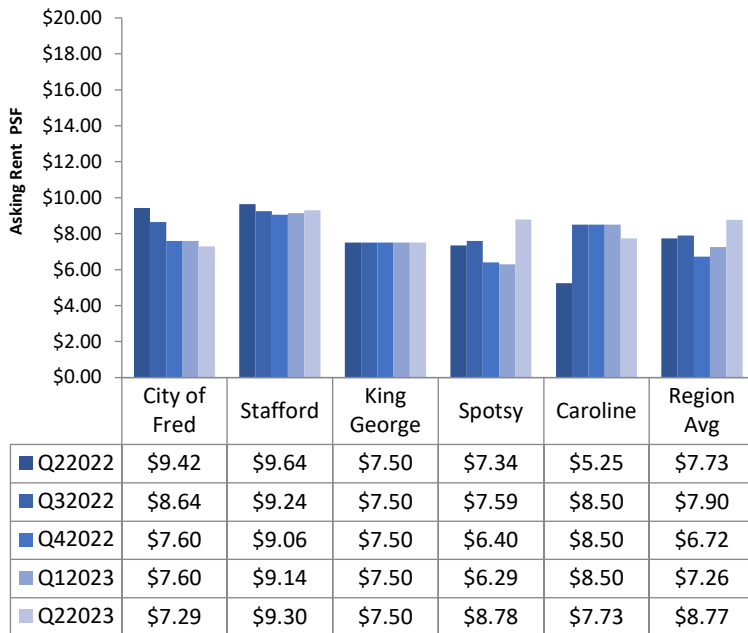
TOTAL NET ABSORPTION, SF



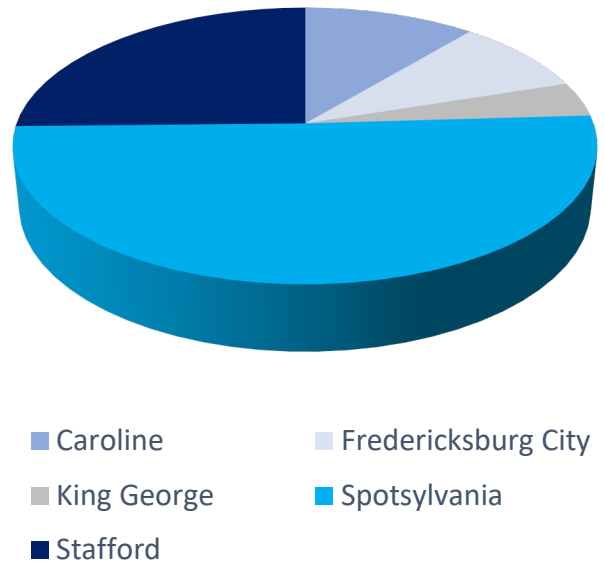
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,596



Fredericksburg City Employment

77,231



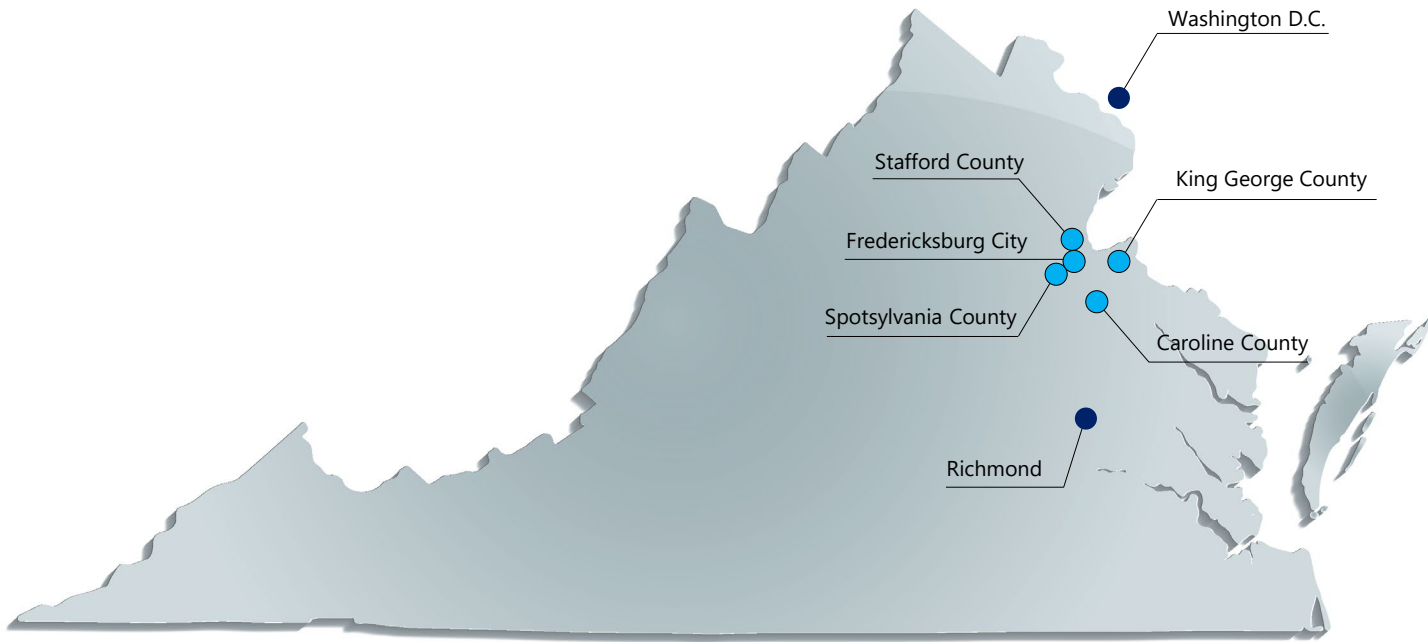
Stafford County Employment

70,860



Spotsylvania County Employment

Source: BLS, YCharts | Figures reflect the most recent monthly statistics. Arrows indicate increase or decrease since the previous month.



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	GROSS RENT
Caroline County	2,652,781	12,000	0.5%	1,147,235	12,000	\$7.73
City of Fredericksburg	1,355,783	43,680	3.2%	-39,360	3,486	\$7.29
King George County	562,571	11,000	2%	0	0	\$7.50
Spotsylvania County	7,010,441	282,562	4%	-47,000	15,600	\$8.78
Stafford County	5,580,366	124,076	2.2%	-45,985	7,775	\$9.30
REGION TOTALS	17,161,942	473,318	2.8%	1,014,890	96,338	\$8.77

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
200 Central Rd	Fredericksburg	Norfleet Quality Mulch	Sale	10,600	\$1,400,000
416 Tv Dr	Fredericksburg	Undisclosed	Sale	5,000	\$840,000
25364 Richmond Tpke	Ruther Glen	Undisclosed	Sale	7,000	\$665,000
4951 Quality Dr	Fredericksburg	Service Tire Truck Center	Lease	14,400	\$6.98/SF/YR
16517 Bull Church Rd	Woodford	Undisclosed	Lease	12,000	\$7/SF/YR
11200 Houser Dr	Fredericksburg	Apex Service Partners	Lease	12,000	\$9.25/SF/YR
211 Marion St	Fredericksburg	Undisclosed	Lease	6,700	\$14.50/SF/YR

INDUSTRIAL MARKET VANTAGEPOINT

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 10 years (2013-2022)! We are currently ranked Top 6 CBC companies in the world. 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:

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