

INDUSTRIAL

MARKET **VANTAGE** POINT

Q3 ²⁰²⁴ REPORT

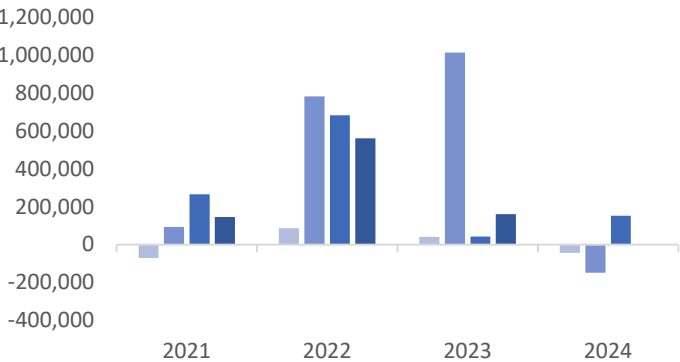
| FREDERICKSBURG REGION



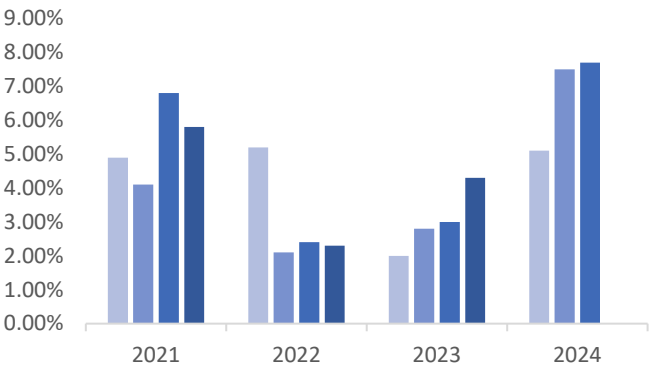
COLDWELL BANKER
COMMERCIAL
ELITE



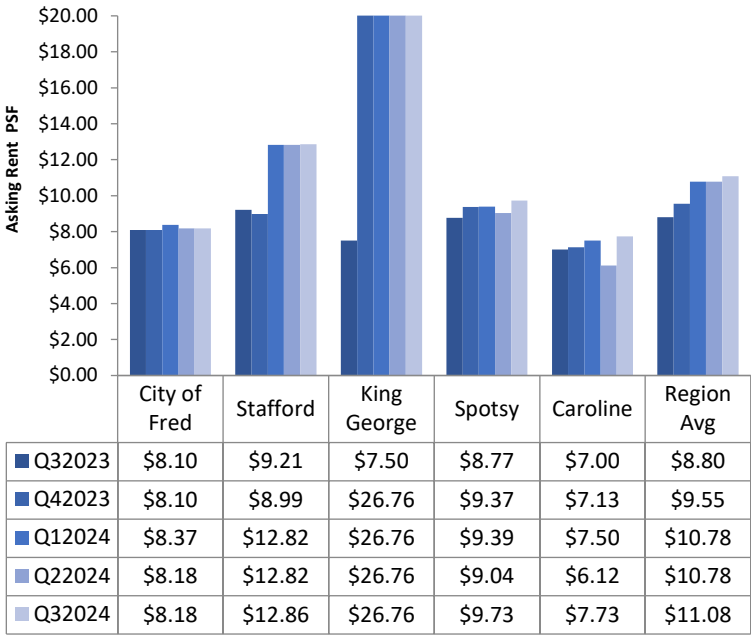
TOTAL NET ABSORPTION, SF



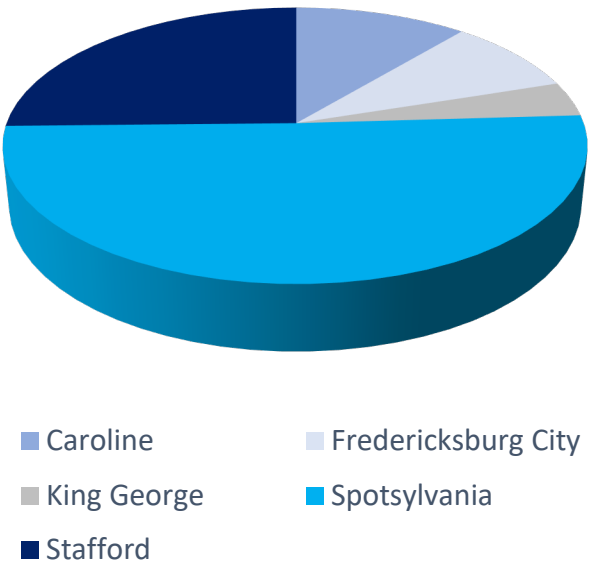
VACANCY RATE



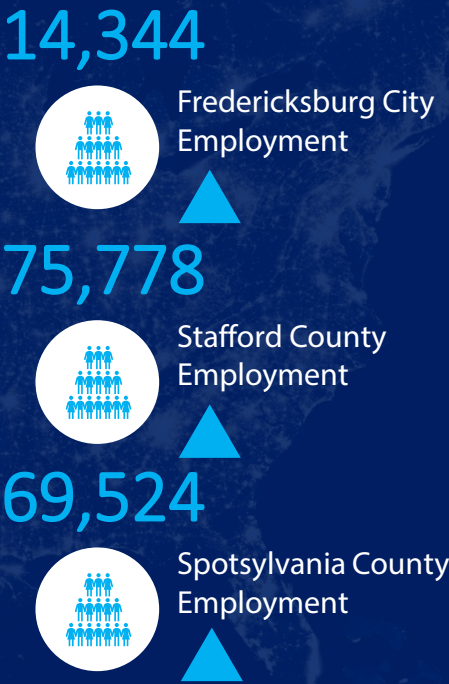
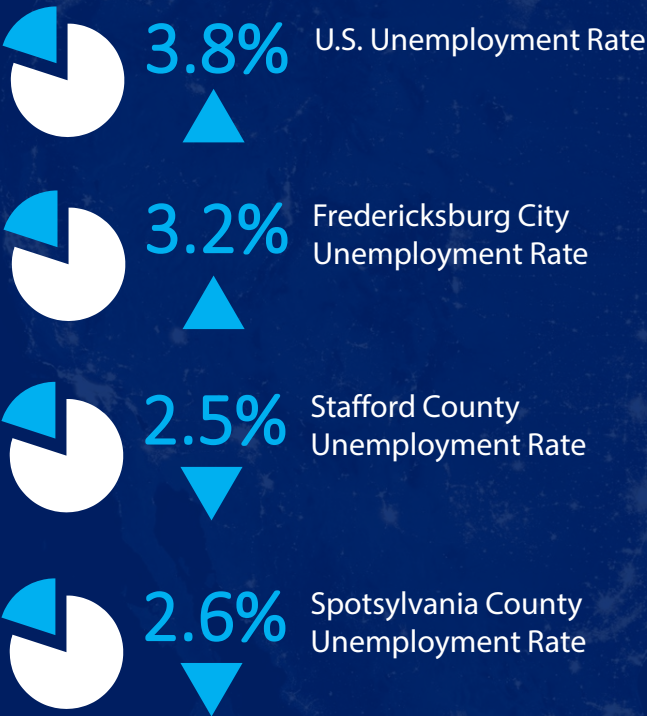
RENTAL RATES BY SUBMARKET



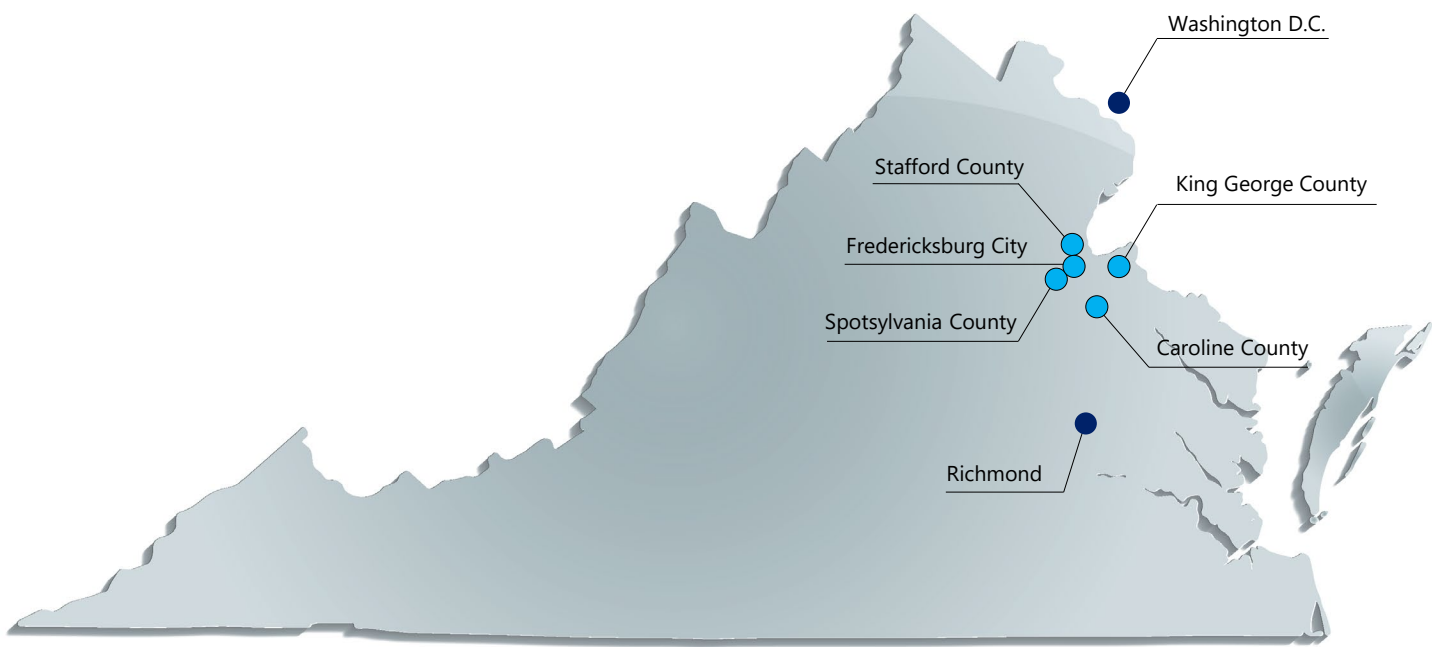
EXISTING INVENTORY



ECONOMIC INDICATORS



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)	NNN RENT
Caroline County	3,236,620	389,800	12%	-8,900	4,200	\$7.73
City of Fredericksburg	1,386,207	0	0%	0	0	\$8.18
King George County	562,571	0	0%	0	0	\$26.76
Spotsylvania County	7,088,288	238,288	3.4%	108,472	65,347	\$9.73
Stafford County	7,232,220	875,422	12.1%	53,325	93,662	\$12.86
REGION TOTALS	19,505,906	1,504,010	7.7%	152,897	163,209	\$11.08

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
44 Joseph Mills Dr	Fredericksburg	Mary Washington Healthcare	Sale	51,822	\$6,000,000
16527 Bull Church Rd	Woodford	Marble Systems	Sale	105,000	\$7,200,000
123 Fleming St	Fredericksburg	Undisclosed	Sale	4,056	\$670,000
650 Nelms Cir	Fredericksburg	Undisclosed	Lease	12,000	\$10/SF/YR
45 Centreport	Fredericksburg	Champions Sportsplex	Lease	46,800	Undisclosed
3020 Mine Rd	Fredericksburg	Undisclosed	Lease	42,750	\$7.01/SF/YR
3550 Lee Hill Dr	Fredericksburg	Midwest Medical Transport	Lease	17,597	\$12.50/SF/YR

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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 11 years (2013-2023)! We are currently ranked Top 15 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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