

INDUSTRIAL

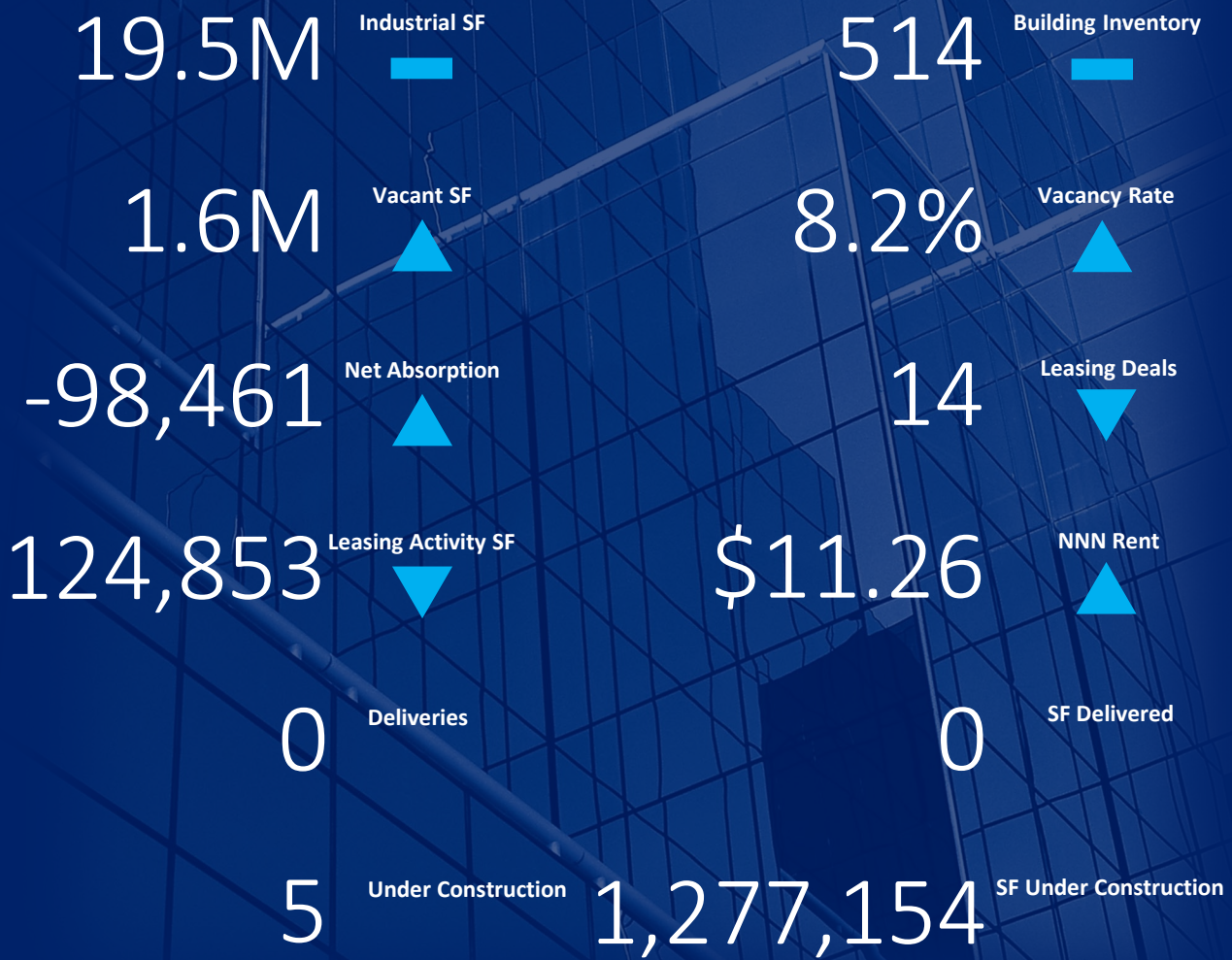
MARKET **VANTAGE** POINT

Q4 **2024** REPORT

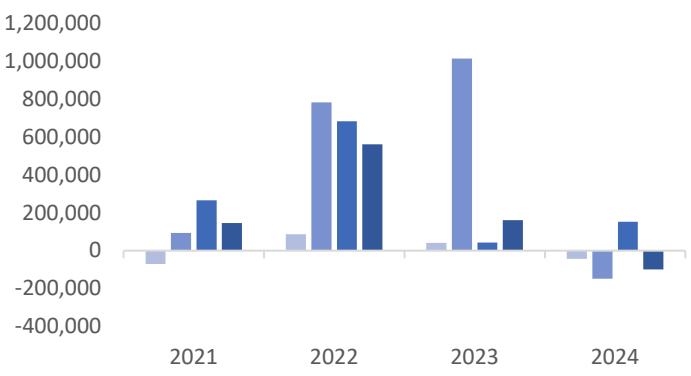
| FREDERICKSBURG REGION



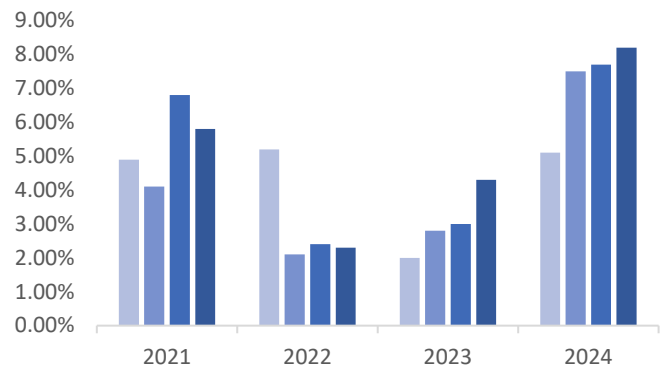
COLDWELL BANKER
COMMERCIAL
ELITE



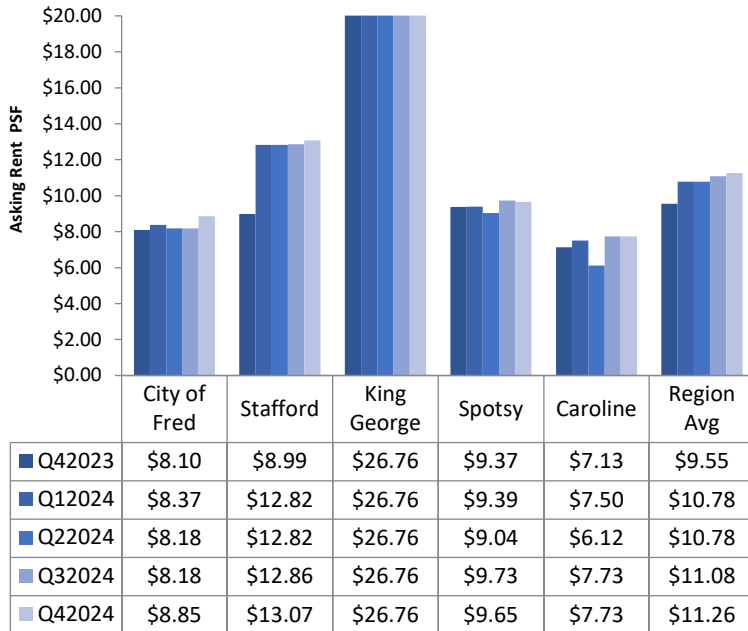
TOTAL NET ABSORPTION, SF



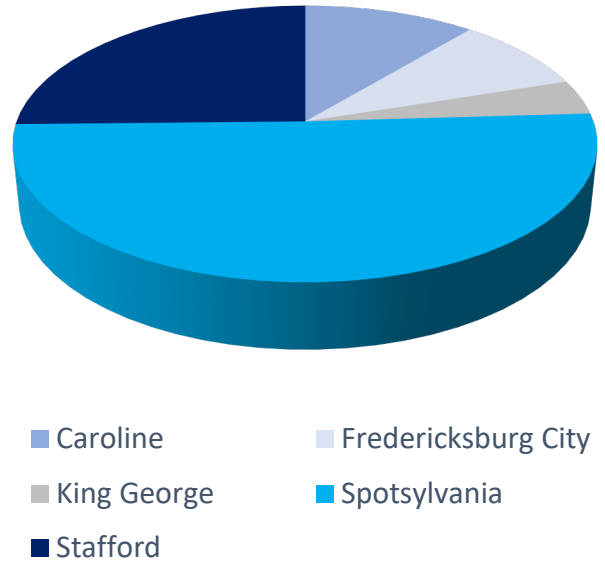
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



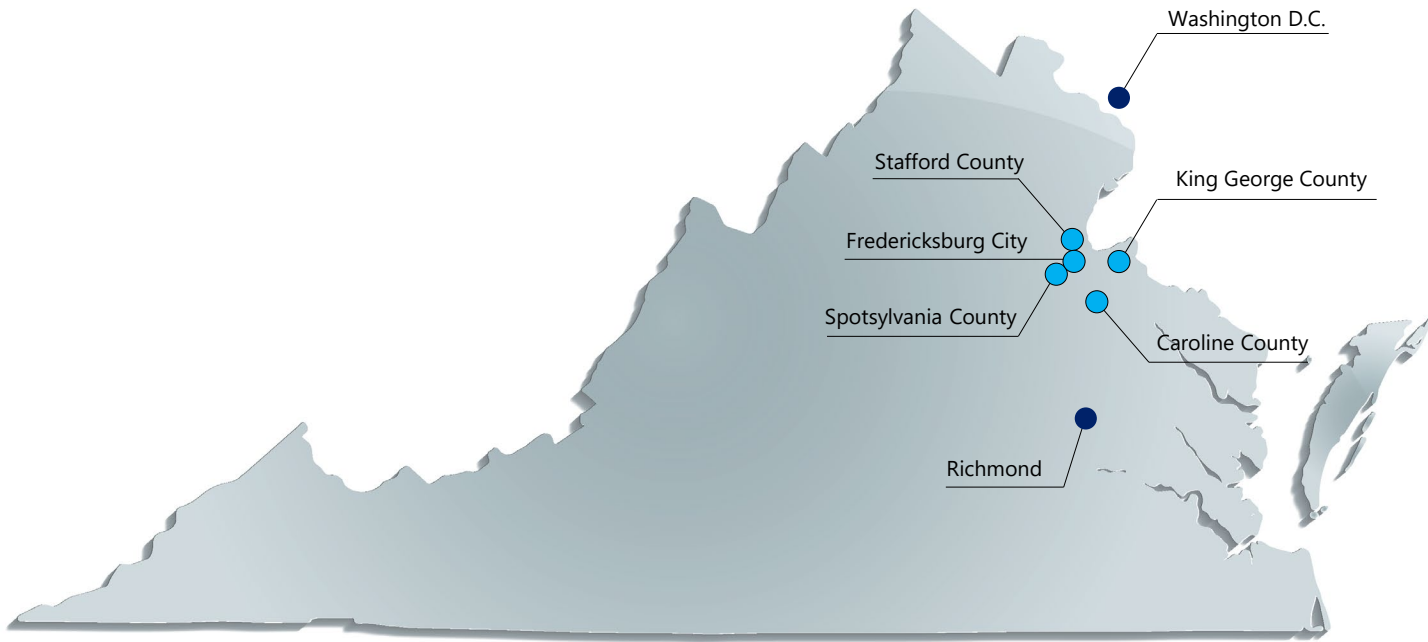
Stafford County Employment

69,524



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) | NNN RENT |
|------------------------|-------------------|------------------|--------------|---------------------|-----------------------|----------------|
| Caroline County | 3,236,620 | 389,000 | 11.9% | 5,800 | 0 | \$7.73 |
| City of Fredericksburg | 1,386,207 | 40,980 | 3.0% | -40,480 | 0 | \$8.85 |
| King George County | 562,571 | 0 | 0% | 0 | 0 | \$26.76 |
| Spotsylvania County | 7,088,288 | 334,608 | 4.7% | -96,320 | 101,107 | \$9.65 |
| Stafford County | 7,232,220 | 842,883 | 11.7% | 32,539 | 23,746 | \$13.07 |
| REGION TOTALS | 19,505,906 | 1,602,471 | 8.2% | -98,461 | 124,853 | \$11.26 |

INDUSTRIAL TRANSACTIONS

| PROPERTY | SUBMARKET | TENANT/BUYER | TYPE | SQUARE FEET | PRICE |
|--------------------------|----------------|--------------------|-------|-------------|--------------|
| 23328 Business Center Ct | Ruther Glen | Undisclosed | Sale | 15,800 | \$1,000,000 |
| 8525 Indian Hills Ct | Fredericksburg | MOC Mid-Atlantic | Sale | 5,283 | \$915,000 |
| 3550 Lee Hill Dr | Fredericksburg | Continental Moving | Lease | 20,000 | \$12/SF/YR |
| 16 Commerce Pky | Fredericksburg | Undisclosed | Lease | 2,000 | \$11/SF/YR |
| 4901-4919 Commerce Dr | Fredericksburg | Undisclosed | Lease | 1,200 | \$12/SF/YR |
| 4962-4978 Commerce Dr | Fredericksburg | Quick Auto Glass | Lease | 1,500 | \$9.60/SF/YR |
| 24 Synan Rd | Fredericksburg | Undisclosed | Lease | 1,925 | \$13/SF/YR |

INDUSTRIAL

MARKET VANTAGE POINT

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:

990 Bragg Road,
Fredericksburg, Virginia
22407

Phone
540.786.1402

Email
cbc@cbcommercial.com

Website
www.cbcelite.com



COLDWELL BANKER
COMMERCIAL
ELITE

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.