

# INDUSTRIAL

MARKET **VANTAGE** POINT

## Q2 **2025** REPORT

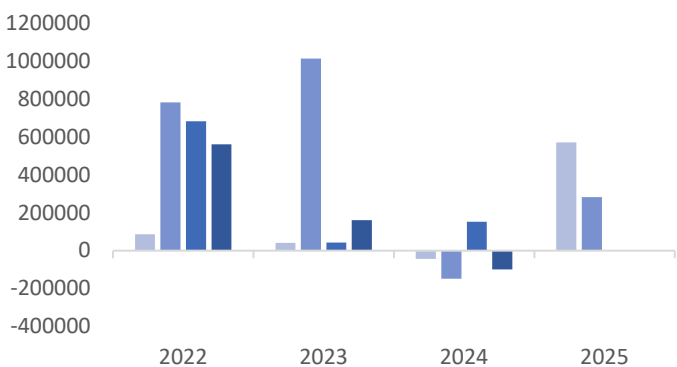
| FREDERICKSBURG REGION



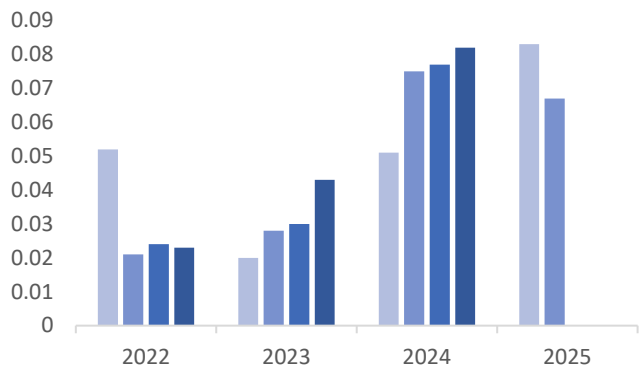
**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE

18.7M	Industrial SF	▲	496	Building Inventory	▲
1.3M	Vacant SF	▼	6.7%	Vacancy Rate	▼
282,900	Net Absorption	▲	9	Leasing Deals	▼
193,891	Leasing Activity SF	▼	\$9.33	NNN Rent	▼
0	Deliveries		0	SF Delivered	
4	Under Construction		1.6M	SF Under Construction	

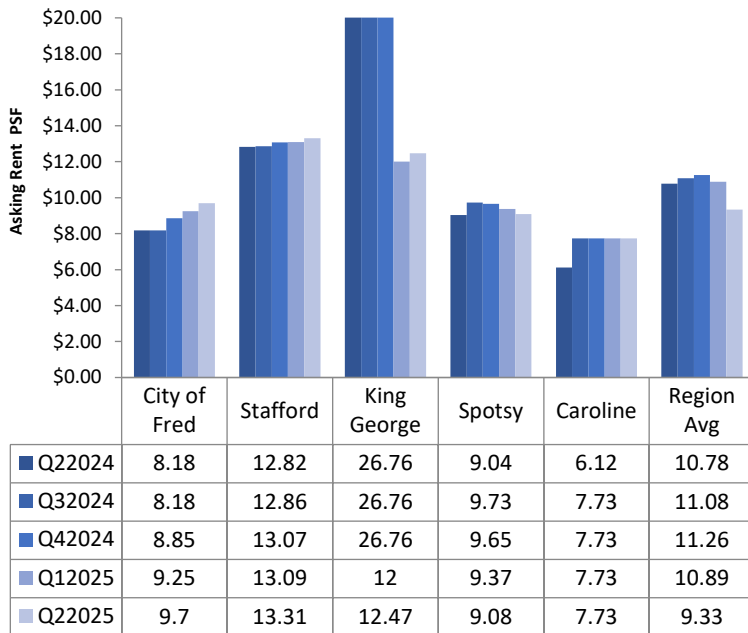
TOTAL NET ABSORPTION, SF



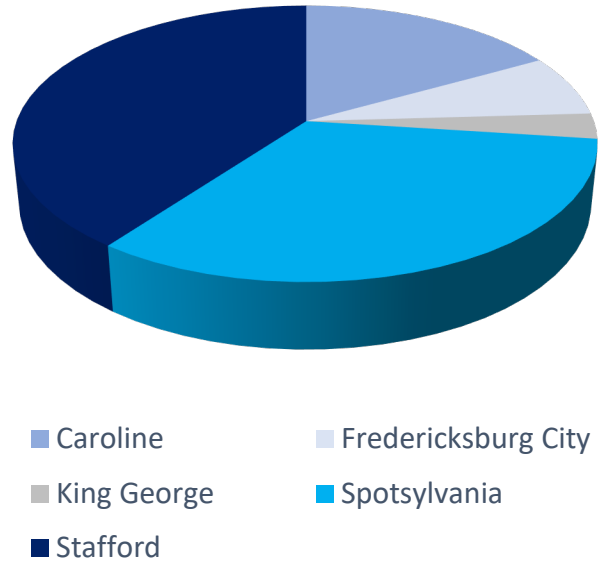
VACANCY RATE



### RENTAL RATES BY SUBMARKET



### EXISTING INVENTORY



## ECONOMIC INDICATORS



**14,344**



Fredericksburg City Employment

**75,778**



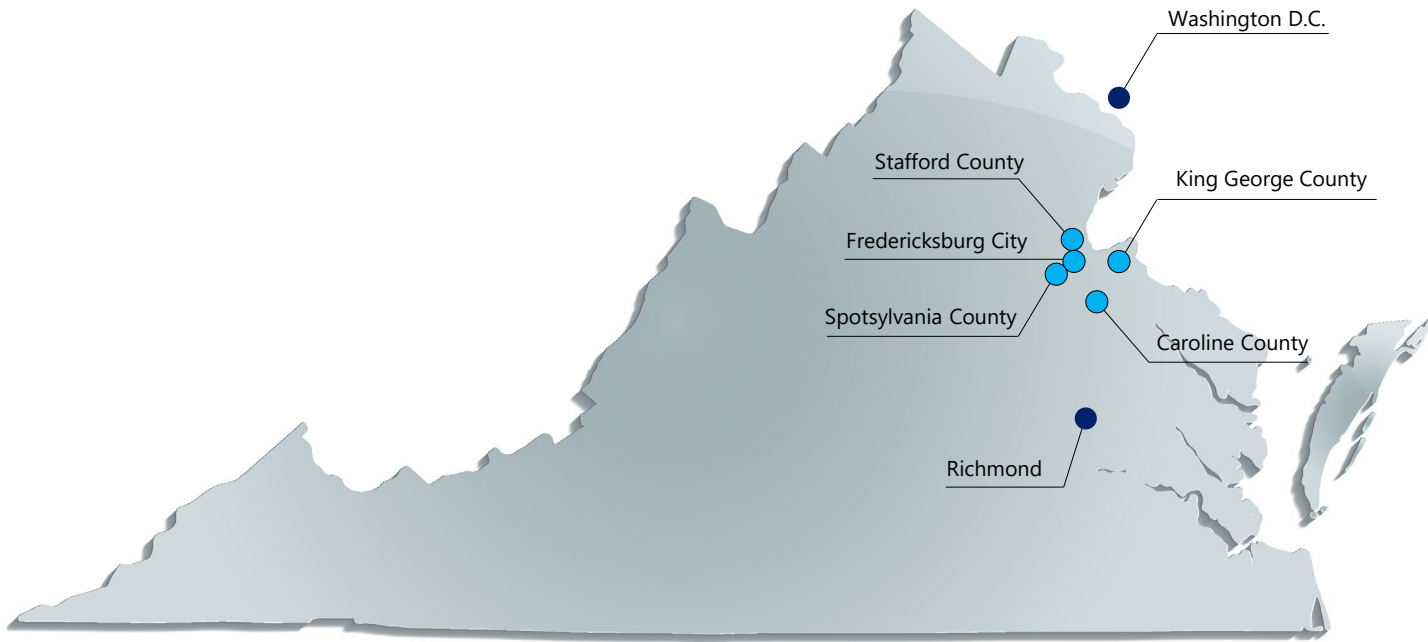
Stafford County Employment

**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	3,255,546	325,500	10.0%	0	152,491	\$7.73
City of Fredericksburg	1,389,628	40,680	2.9%	300	0	\$9.70
King George County	573,072	0	0.0%	0	6,400	\$12.47
Spotsylvania County	6,380,493	185,999	2.9%	102,057	32,400	\$9.08
Stafford County	7,690,652	709,497	9.2%	180,543	9,000	\$13.31
<b>REGION TOTALS</b>	<b>18,716,319</b>	<b>1,261,676</b>	<b>6.7%</b>	<b>282,900</b>	<b>193,891</b>	<b>\$9.33</b>

## INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
180 Centreport Pky	Fredericksburg	Morgan Stanley & Co. LLC	Sale	486,720	\$77,250,000
13146 US Route 1 Hwy	Woodford	Virginia Landscape Management	Lease	12,000	\$8.20/SF/YR
24 Synan Rd	Fredericksburg	Undisclosed	Lease	1,925	\$14/SF/YR
27 McWhirt Loop	Fredericksburg	Geo Technology Associates Inc	Lease	1,730	\$12/SF/YR
3000 Mine Rd	Fredericksburg	Stoneline Investments LLC	Lease	32,000	\$6.95/SF/YR
3020 Mine Rd	Fredericksburg	Advanced Storage Products	Lease	45,000	\$6.95/SF/YR
210 Centreport Pky	Fredericksburg	JE Richards	Lease	112,600	Undisclosed

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## 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 12 years (2013-2024)! 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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**COLDWELL BANKER  
COMMERCIAL  
ELITE**

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