

INDUSTRIAL

MARKET **VANTAGE** POINT

Q3 2025 REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE

18.9M

Industrial SF



498

Building Inventory



1.2M

Vacant SF



6.1%

Vacancy Rate



309,170

Net Absorption



12

Leasing Deals



247,422

Leasing Activity SF



\$9.84

NNN Rent



2

Deliveries

203,817

SF Delivered

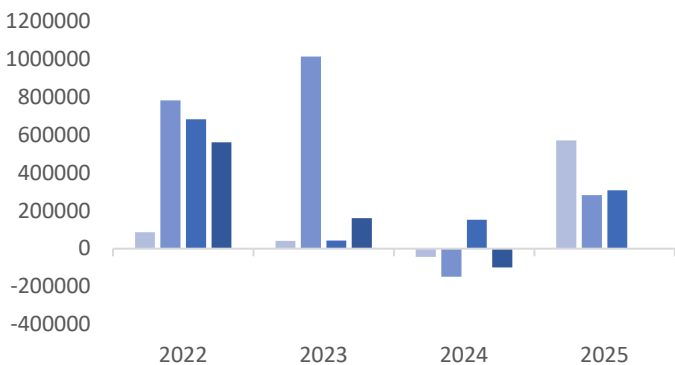
2

Under Construction

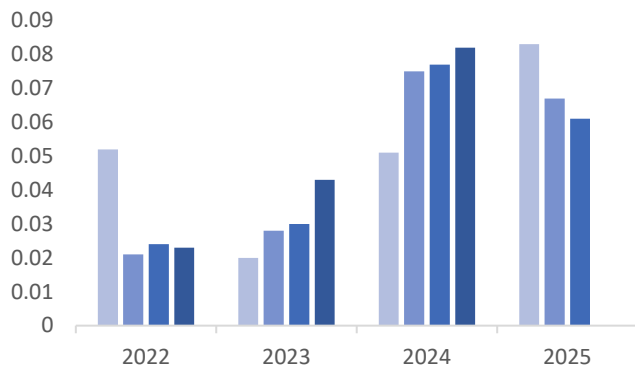
1.4M

SF Under Construction

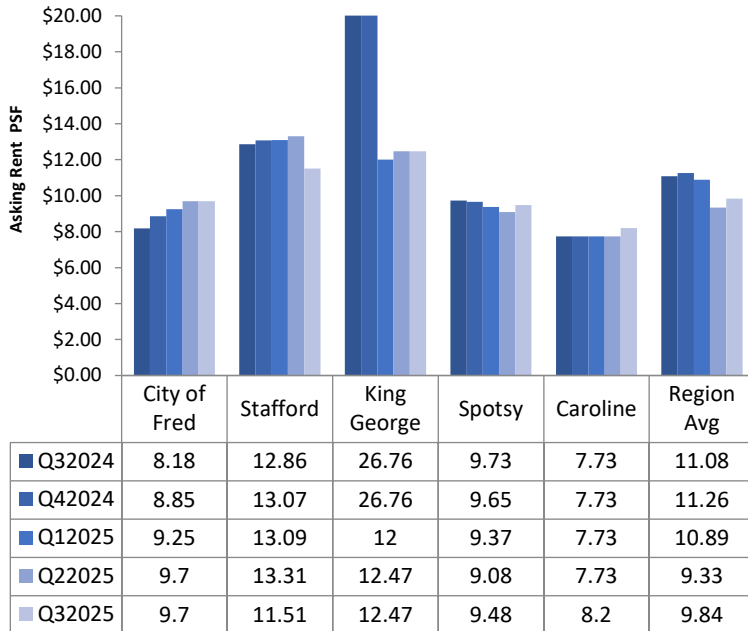
TOTAL NET ABSORPTION, SF



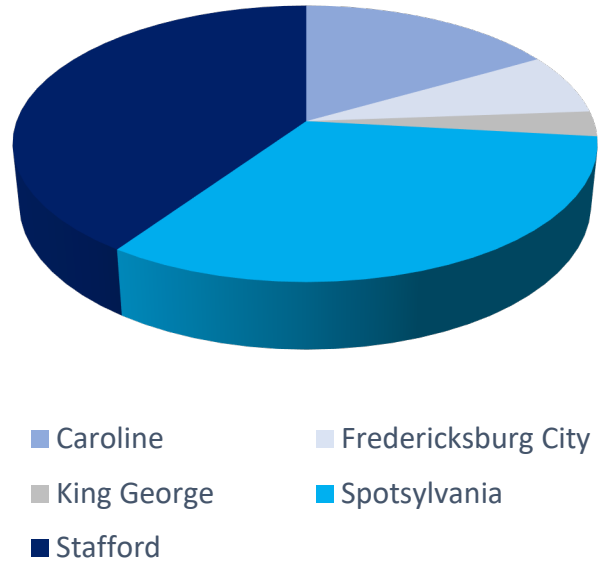
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



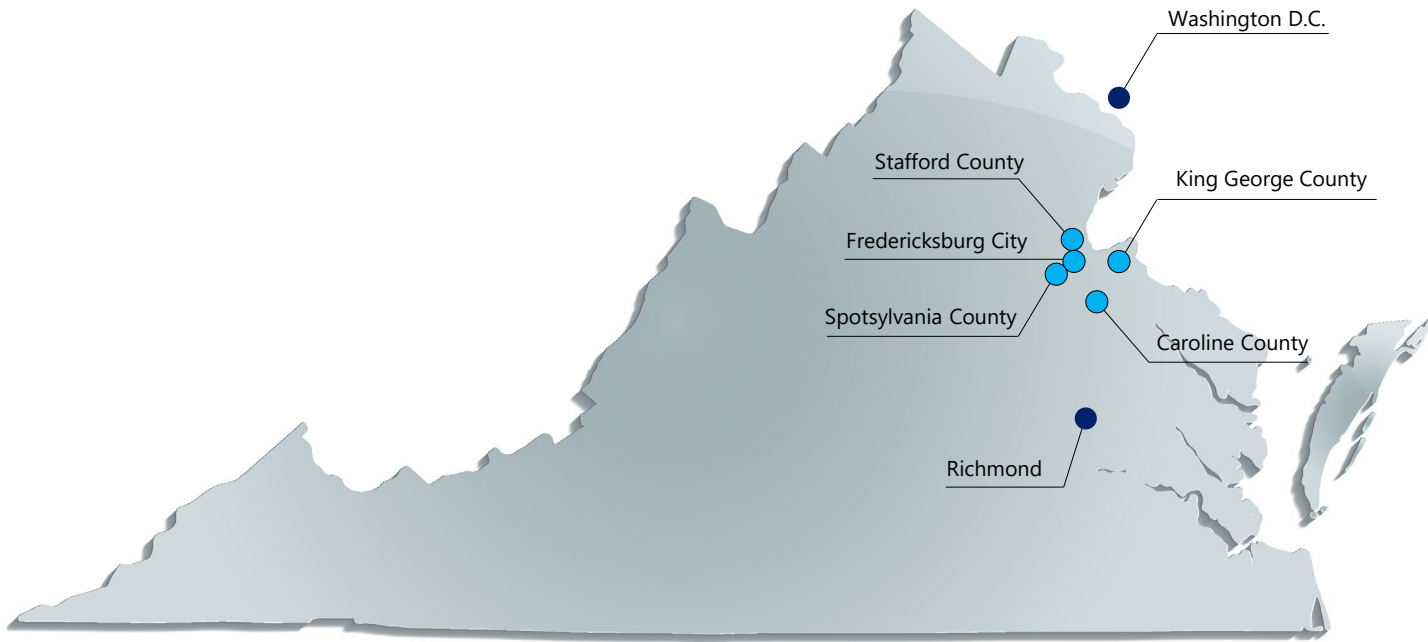
Stafford County Employment

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	7,000	0.2%	318,500	173,009	\$8.20
City of Fredericksburg	1,389,628	40,680	2.9%	0	0	\$9.70
King George County	573,072	0	0.0%	0	0	\$12.47
Spotsylvania County	6,390,493	200,859	3.1%	-4,860	50,163	\$9.48
Stafford County	7,884,469	907,784	11.5%	-4,470	24,250	\$11.51
REGION TOTALS	18,920,136	1,156,323	6.1%	309,170	247,422	\$9.84

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
216 Industrial Ct	Fredericksburg	Undisclosed	Sale	6,008	\$1,120,556
200 Central Rd	Fredericksburg	Open Industrial	Sale	10,600	\$2,354,699
86 Fleming St	Fredericksburg	Lucky Line Motors, Inc	Sale	7,011	\$1,200,000
3550 Lee Hill Dr	Fredericksburg	Continental Transportation	Lease	10,683	\$12/SF/YR
39 McWhirt Loop	Fredericksburg	Undisclosed	Lease	1,600	\$15.75/SF/YR
230 Industrial Dr	Fredericksburg	Blue Ridge Wrap, Inc	Lease	3,000	\$13/SF/YR
11001 Houser Dr	Fredericksburg	L3Harris Technologies, Inc	Lease	3,300	\$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 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:

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.