

INDUSTRIAL

MARKET **VANTAGE** POINT

Q1 ²⁰²⁶ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE

20M Industrial SF

525 Building Inventory

995,788 Vacant SF

5% Vacancy Rate

626,341 Net Absorption

16 Leasing Deals

398,566 Leasing Activity SF

\$10.39 NNN Rent

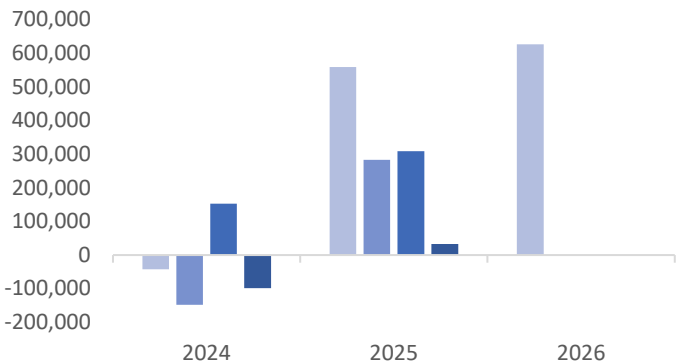
0 Deliveries

0 SF Delivered

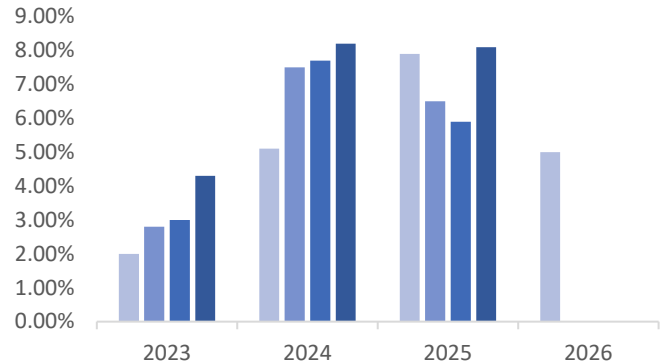
1 Under Construction

934,523 SF Under Construction

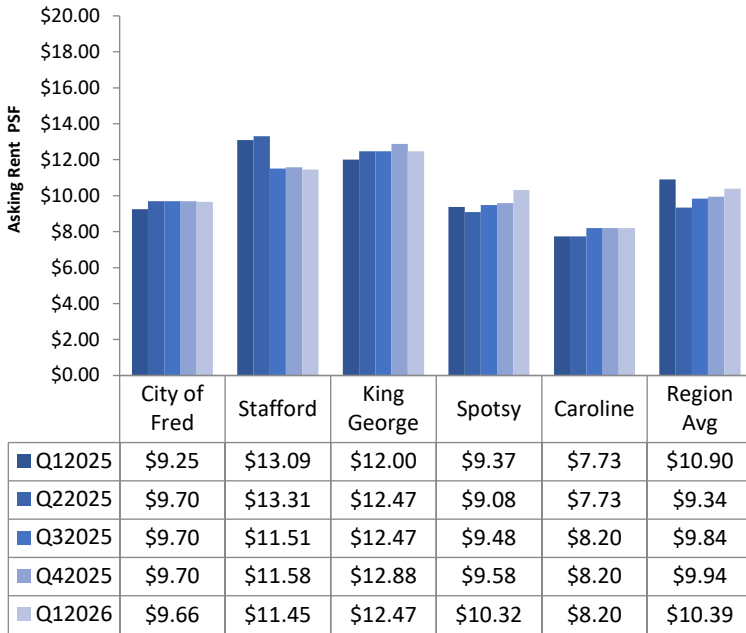
TOTAL NET ABSORPTION, SF



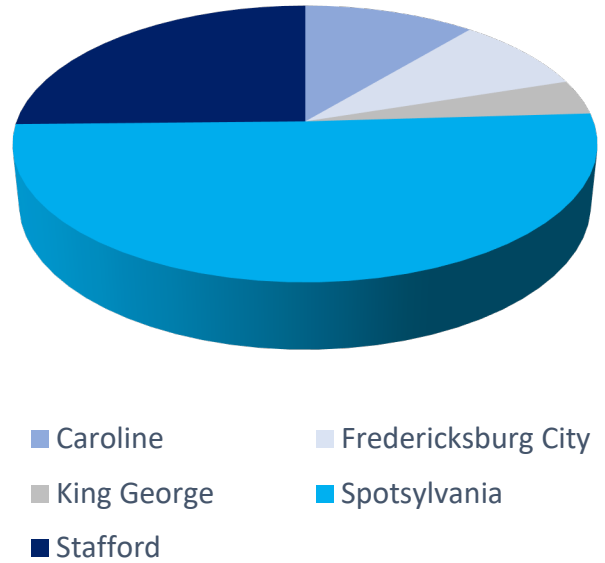
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



15,500



Fredericksburg City Employment

80,800

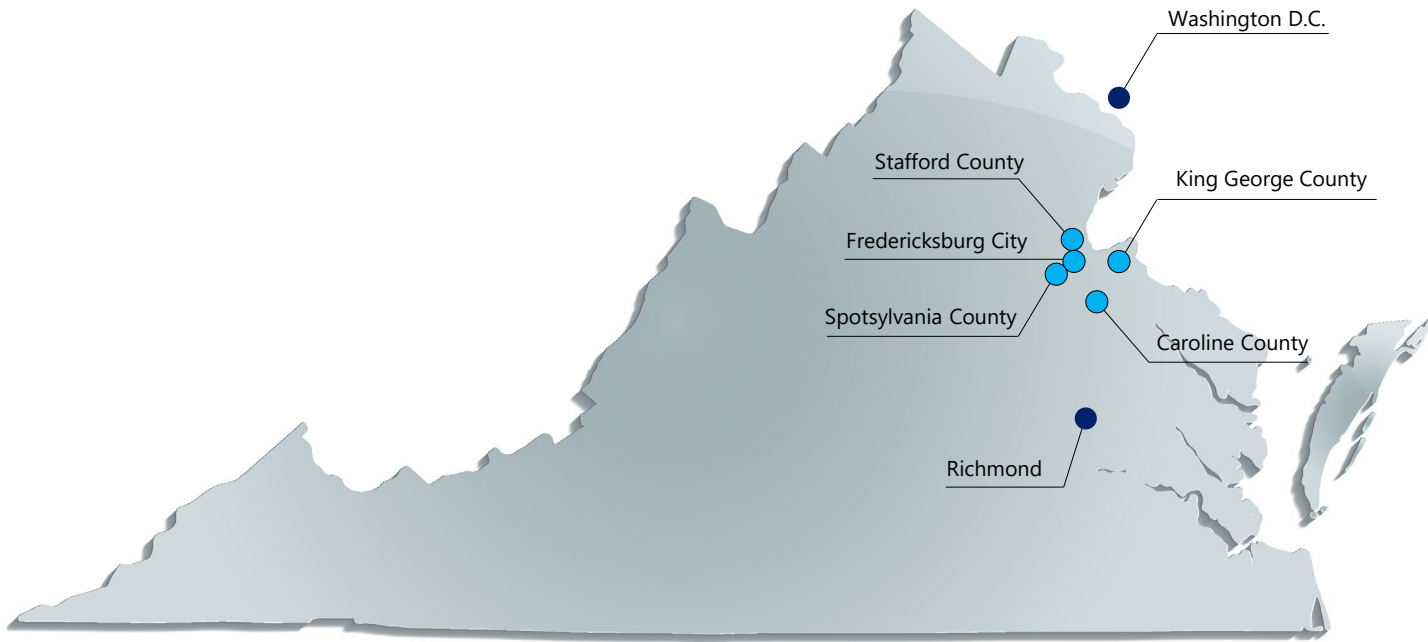


Stafford County Employment

77,198



Spotsylvania County Employment



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	NNN RENT
Caroline County	3,255,546	70,341	2.2%	-63,341	0	\$8.20
City of Fredericksburg	1,389,628	200	0%	0	22,890	\$9.66
King George County	573,072	0	0%	0	3,200	\$12.47
Spotsylvania County	6,415,282	275,171	4.3%	-81,423	19,150	\$10.32
Stafford County	8,382,805	650,076	7.8%	771,105	353,326	\$11.45
REGION TOTALS	20,016,333	995,788	5.0%	626,341	398,566	\$10.39

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
17253 Center Dr	Ladysmith	Matan Inc.	Sale	63,341	\$8,000,000
25364 Richmond Tpke	Ruther Glen	Marion Environmental	Sale	7,000	\$670,000
4900 Ondura Dr	Fredericksburg	Payne Property Development	Sale	59,981	\$3,700,000
210 Centreport Pky	Fredericksburg	Dogwood Industrial Properties	Sale	559,480	\$110,000,000
2035 Austin Ridge Dr	Stafford	Undisclosed	Lease	193,817	\$16/SF/YR NNN
11001 Houser Dr	Fredericksburg	North America Lighting, LLC	Lease	3,300	\$14/SF/YR NNN
3406 Shannon Park Dr	Fredericksburg	Crawl Space Medic	Lease	2,000	\$16/SF/YR NNN

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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 13 years (2013-2025)! 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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