

INDUSTRIAL

MARKET **VANTAGE** POINT

Q4 **2025** REPORT

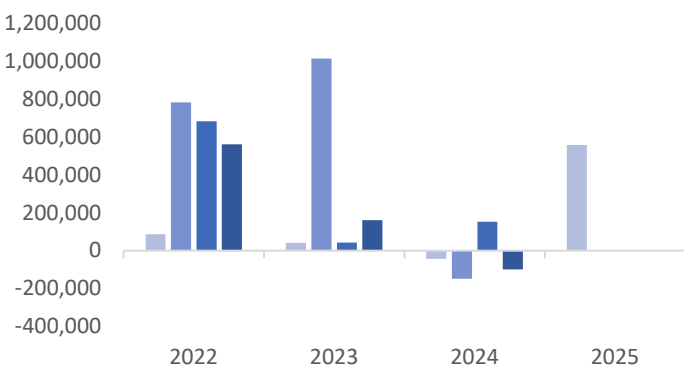
| FREDERICKSBURG REGION



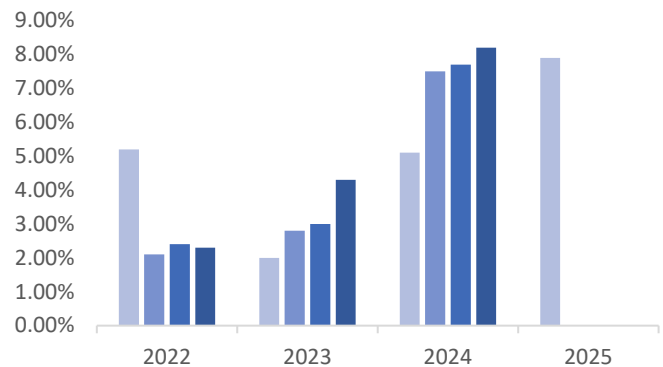
COLDWELL BANKER
COMMERCIAL
ELITE

19.8M	Industrial SF	▲	517	Building Inventory	▲
1.5M	Vacant SF	▼	7.9%	Vacancy Rate	▼
559,233	Net Absorption	▲	12	Leasing Deals	▼
224,985	Leasing Activity SF	▼	\$10.90	NNN Rent	▼
1	Deliveries		530,000	SF Delivered	
5	Under Construction		1,277,154	SF Under Construction	

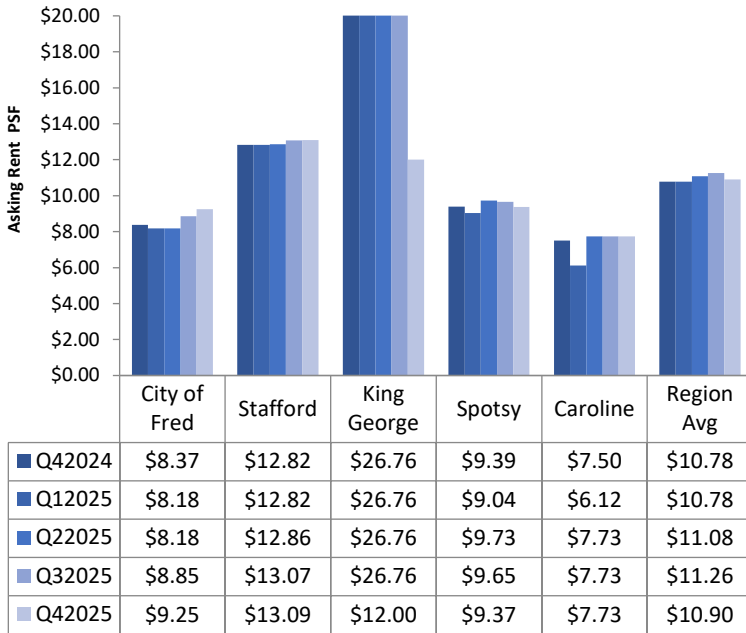
TOTAL NET ABSORPTION, SF



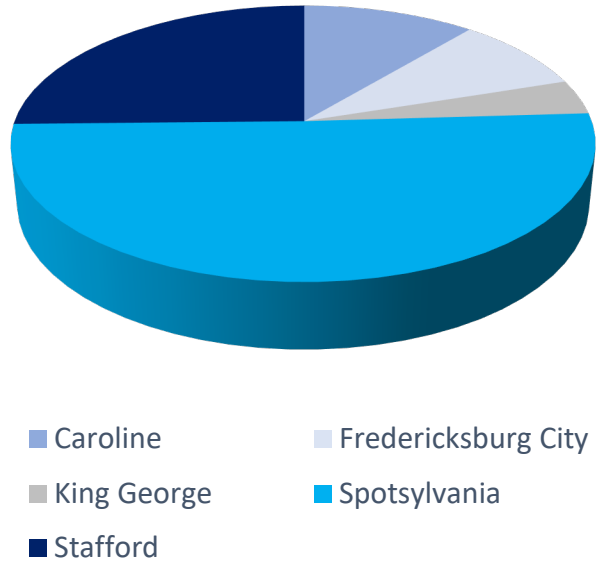
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778

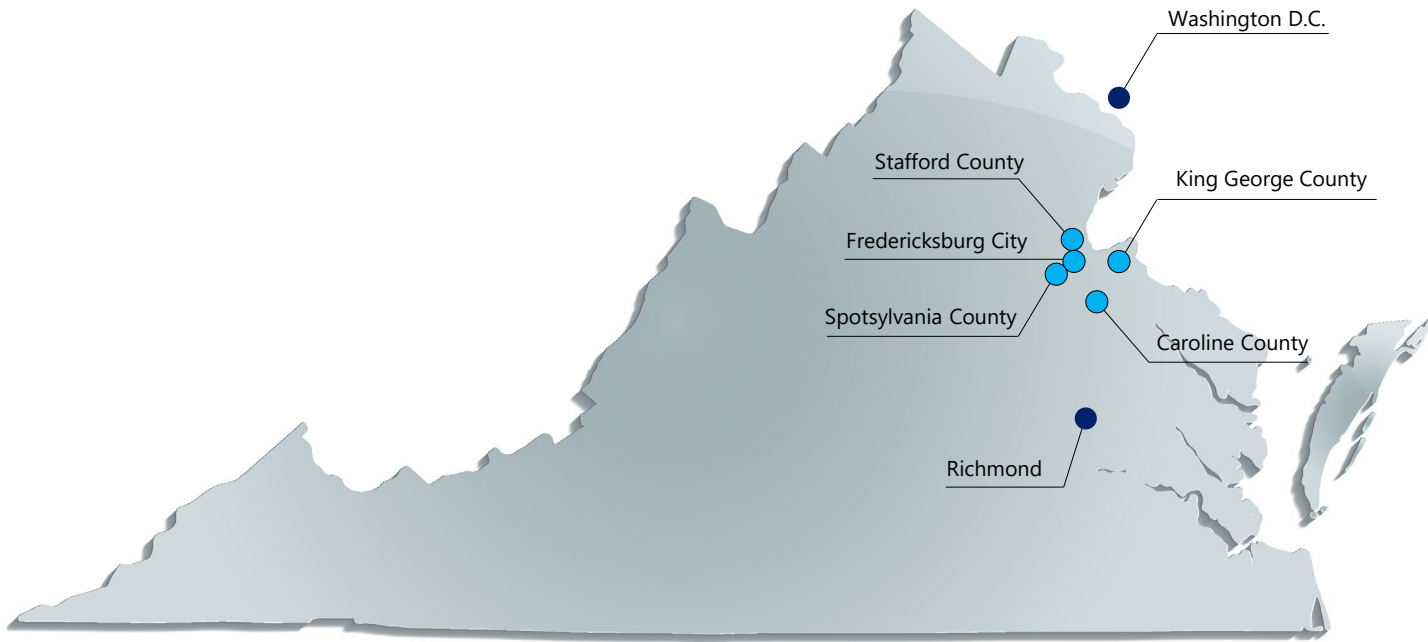


Stafford County Employment

69,524



Spotsylvania County Employment



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	NNN RENT
Caroline County	3,236,620	325,500	10.1%	58,500	1	\$7.73
City of Fredericksburg	1,421,605	40,680	2.9%	0	0	\$9.25
King George County	565,771	0	0%	0	0	\$12
Spotsylvania County	6,790,416	288,056	4.2%	16,790	87,500	\$9.37
Stafford County	7,647,013	890,040	11.6%	483,943	23,746	\$13.09
REGION TOTALS	19,661,425	1,544,576	7.9%	559,233	224,985	\$10.90

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
11540 Shannon Dr	Fredericksburg	Builders FirstSource, Inc	Sale	83,352	\$13,300,000
86 Fleming St	Fredericksburg	Lucky Line Motors, Inc	Sale	7,011	\$1,200,000
1600 Howard Ave	Fredericksburg	Undisclosed	Sale	29,792	\$1,200,000
670 Cambridge St	Fredericksburg	Johnson Realty Advisors, Inc	Sale	12,500	\$1,425,000
51 Commerce Pky	Fredericksburg	Va Crane Rental, Inc	Sale	59,878	\$7,763,220
3020 Mine Rd	Fredericksburg	Advanced Storage Products	Lease	45,000	\$6.95/SF/YR
1500 Howard Ave	Fredericksburg	Antonio's Moving & Delivery	Lease	10,000	\$10/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 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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