

INDUSTRIAL

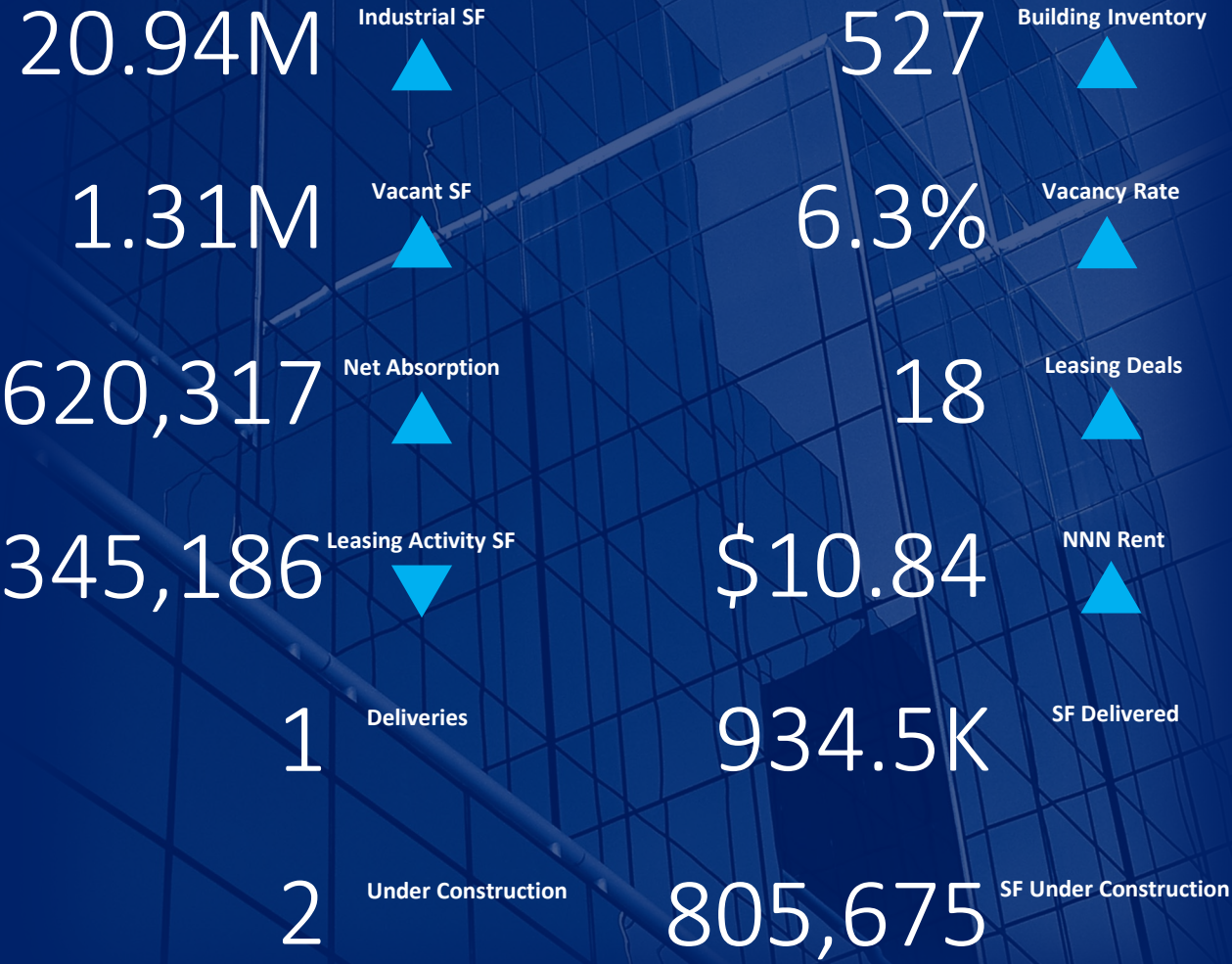
MARKET **VANTAGE** POINT

Q2 ²⁰²⁶ REPORT

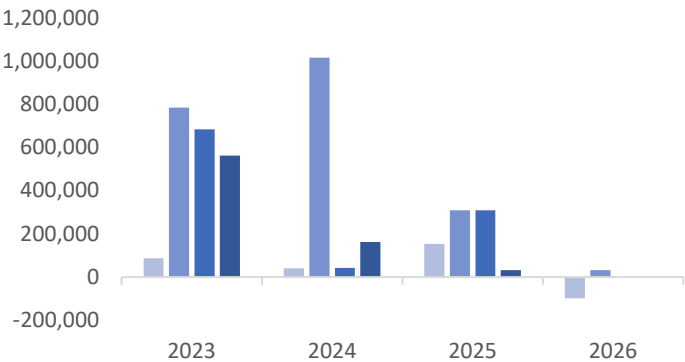
| FREDERICKSBURG REGION



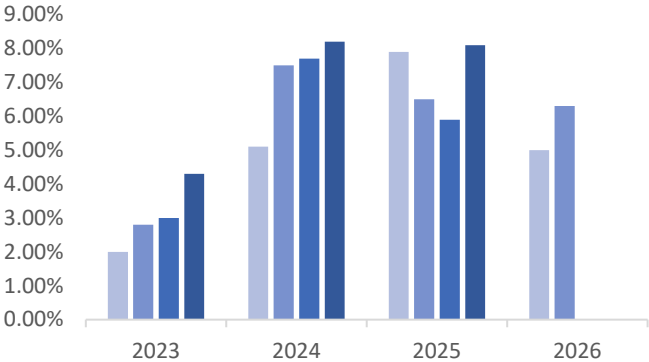
COLDWELL BANKER
COMMERCIAL
ELITE



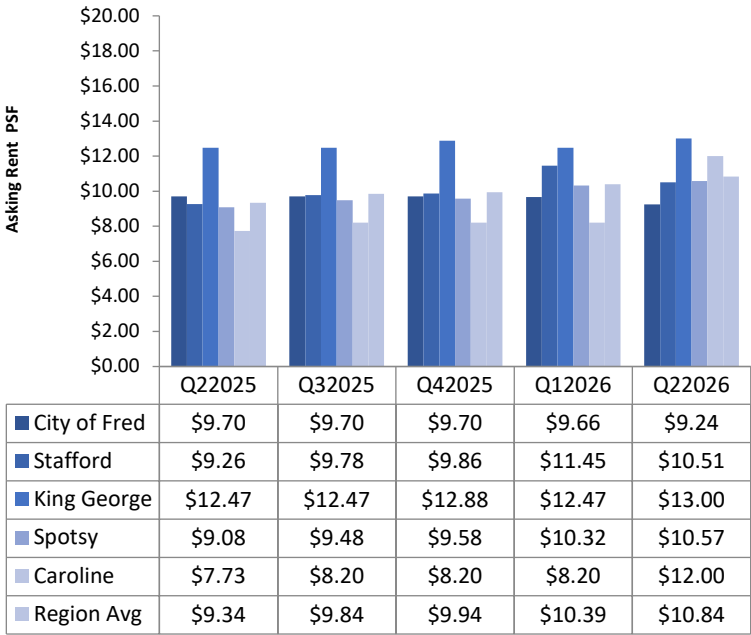
TOTAL NET ABSORPTION, SF



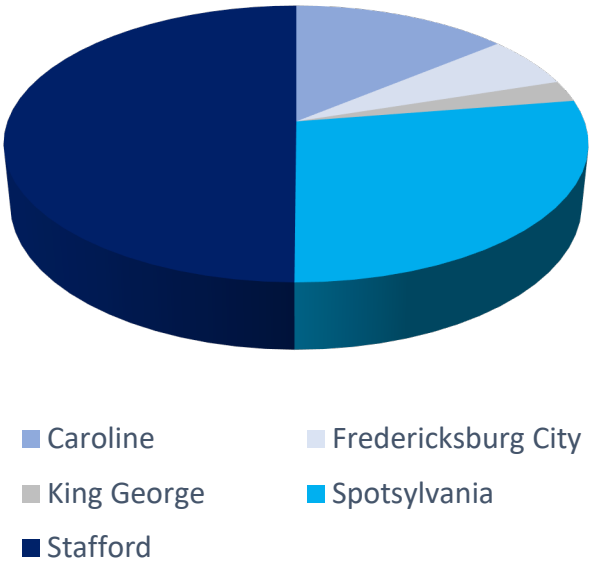
VACANCY RATE



RENTAL RATES BY SUBMARKET



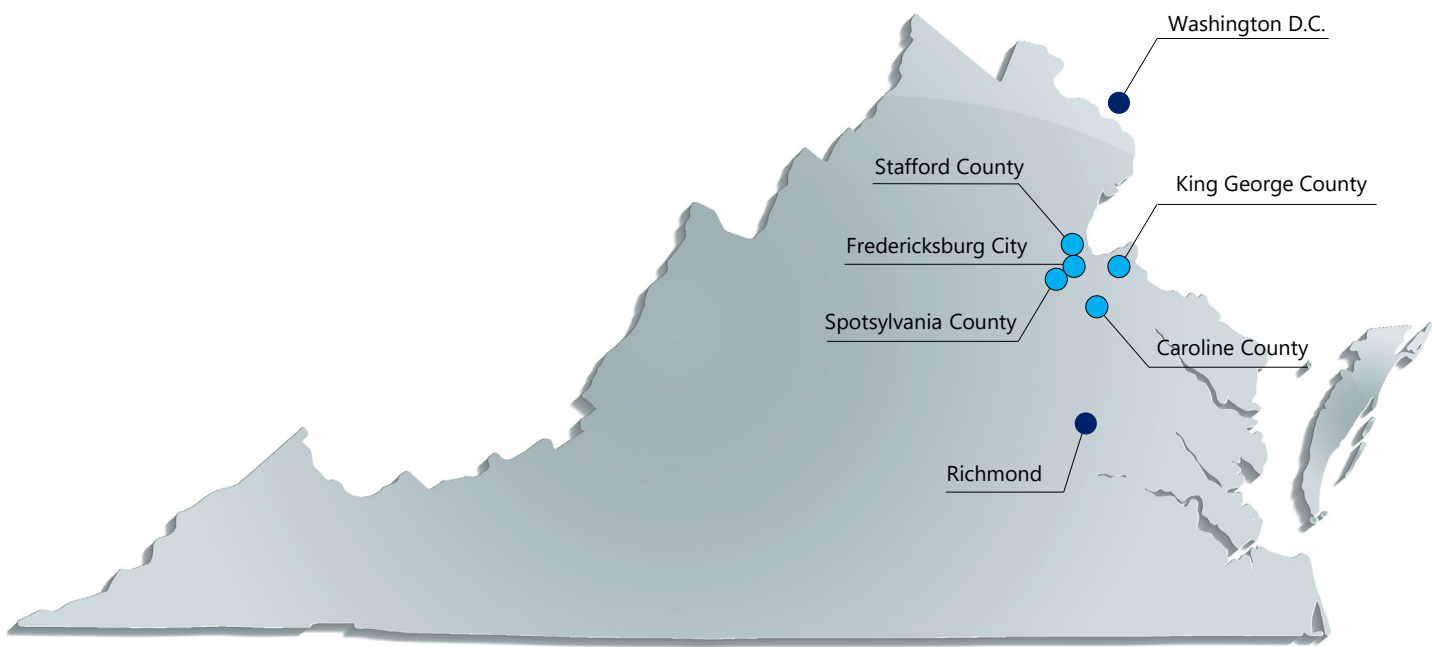
EXISTING INVENTORY



ECONOMIC INDICATORS



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	3,254,746	63,341	1.9%	7,000	63,341	\$12.00
City of Fredericksburg	1,392,060	200	0.0%	-	3,200	\$9.24
King George County	574,172	12,000	2.1%	-12,000	-	\$13.00
Spotsylvania County	6,402,393	266,145	4.2%	9,026	100,914	\$10.57
Stafford County	11,582,677	350,626	10.4%	75,172	177,731	\$10.51
REGION TOTALS	20,940,700	1,309,994	6.3%	620,317	345,186	\$10.84

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
26 Perchwood Dr	Fredericksburg	Undisclosed	Sale	12,000	\$2,348,224
1162 Ramoth Church Rd	Fredericksburg	Rampart Real Estate Partners	Sale	4,800	\$2,557,474
10900 Houser Dr	Fredericksburg	Undisclosed	Sale	6,300	\$794,118
5160 Lad Land Dr	Fredericksburg	Undisclosed	Lease	30,014	\$12/SF/YR NNN
3406 Shannon Park Dr	Fredericksburg	Sine Advanced Engineering	Lease	6,000	\$16/SF/YR NNN
100-506 Interstate Business Park	Fredericksburg	Undisclosed	Lease	4,500	\$9.33/SF/YR
28 Perchwood Dr	Fredericksburg	Two Men & a Truck	Lease	3,600	\$13.50/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 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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