

# Industrial Snapshot Q1 2016

Fredericksburg, VA



## FREDERICKSBURG INDUSTRIAL

### Economic Indicators

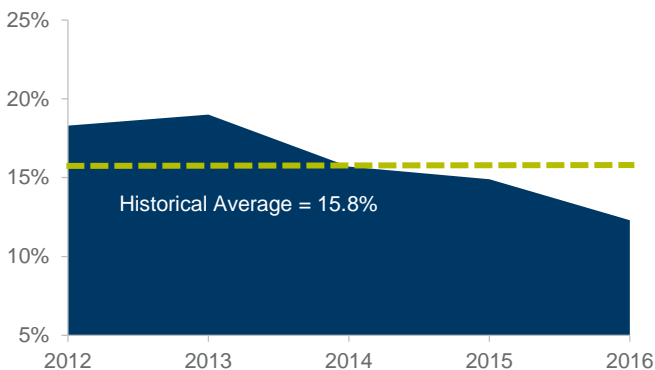
	Q1 15	Q1 16	12-Month Forecast
Washington DC MSA Employment	3,146k	3,204k	▲
Washington DC MSA Unemployment	4.6%	4.2%	▼
U.S. Unemployment	5.6%	4.9%	▼

### Market Indicators (Overall, All Product Types)

	Q1 15	Q1 16	12-Month Forecast
Vacancy	14.9%	12.3%	▼
Net Absorption (sf)	95k	-19k	▲
Under Construction (sf)	0	0	■
Average Asking Rent*	\$5.66	\$5.72	▲

\*Rental rates reflect net asking \$psf/year

### Overall Vacancy



## Economy and Market Overview

The U.S. unemployment rate continues to decline with the Washington DC and Fredericksburg markets also showing further improvement.

The first quarter industrial market reported continued improvement with the overall vacancy rate decreasing to 12.3%. Asking rents showed a small increase as the market continues to strengthen. Activity improved in the first quarter with several large, light manufacturing and distribution users touring the area to expand or open new facilities in the region.

Notable transactions include a 10,000-square-foot (sf) warehouse leased to Greenbrier Percussion, an online instrument distributor, and 7,500 sf to Camber Corporation, a defense contractor.

### Key Lease Transactions Q1 2016

PROPERTY	SF	TENANT	PROPERTY TYPE
350 Lansdowne Rd	10,100	Undisclosed	Warehouse
1117 Tyler St	10,000	Greenbrier Percussion	Warehouse
30 Blackjack Rd	7,500	Camber Corporation	Warehouse
11001 Pierson Dr, Unit G	6,250	Jenspy, Inc.	Flex Condo

### Key Sales Transactions Q1 2016

PROPERTY	SF	SELLER/BUYER	PRICE
301 Jackson St	8,100	Thomas Mitchell & David Fraser	\$623,000

## Outlook

The market will continue to improve in 2016 with vacancy rates declining and asking rents gradually increasing.