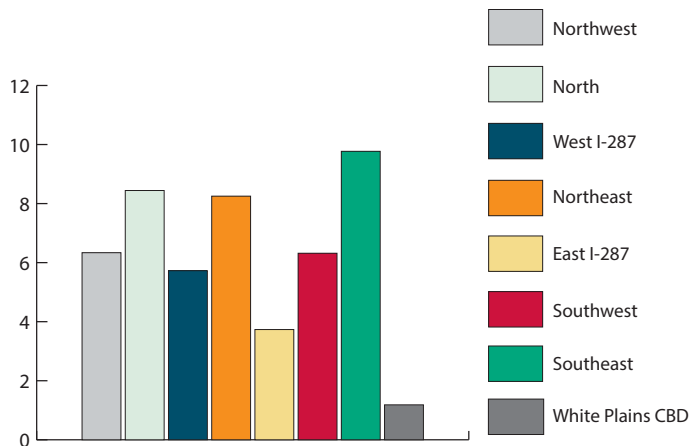


Westchester County Industrial Market Report

2nd Quarter 2019

SUBMARKET VACANCY RATES



SUBMARKET	TOTAL SF	AVAIL. %	AVAIL. SF	AVG. PSF ASK RATE
Northwest	3.1 M	6.1%	190,000	\$15.42
North	2.3 M	8.2%	187,000	\$18.55
West I-287	9.3 M	5.8%	533,000	\$24.47
Northeast	396 K	8.1%	32,100	\$18.54
East I-287	2.8 M	3.9%	108,000	\$18.67
Southwest	9.9 M	6.1%	604,000	\$15.57
Southeast	9.7 M	9.8%	949,000	\$16.63
White Plains CBD	586 K	1.2%	6,800	\$16.40

MARKET INFORMATION MACRO (2Q 2019)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,082,000
Total Available (SF)	2,609,900
Available %	6.85%
Average PSF Asking	\$18.03

RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
555 Tuckahoe Road	Yonkers	435,000	Southwest
430 Nepperhan Avenue	Yonkers	14,000	Southwest
508 Franklin Avenue	Mount Vernon	10,200	Southeast

RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
508-510 North Avenue	New Rochelle	52,000	\$6,500,000 / \$125.00 PSF
362 Adams Avenue	Bedford Hills	9,600	\$1,850,000 / \$192.71 PSF
2989 Navajo Road	Yorktown Heights	10,664	\$1,150,000 / \$107.84 PSF
10-12 Ludlow Street	Yonkers	6,880	\$595,000 / \$86.48 PSF

The Lincoln Team:

Tom Ashforth Nathaniel Barnum Hernan Prohaszka Sam Sammis Colleen Cahn

203.869.9001 ~ 75 Holly Hill Lane, Greenwich, CT ~ LPCNYTRI-STATE.com