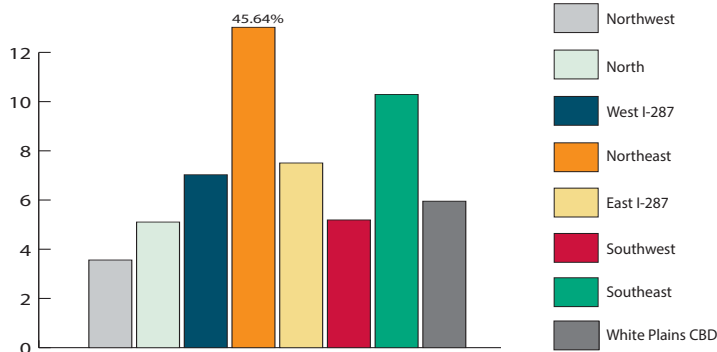


# Westchester County Industrial Market Report

3rd Quarter 2020



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (3Q 2020)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,554,000
Total Available (SF)	2,837,200
Available %	7.36%
Average PSF Asking	\$19.26

SUBMARKET	NORTH WEST	NORTH	WEST I-287	NORTH EAST	EAST I-287	SOUTH WEST	SOUTH EAST	WHITE PLAINS CBD	TOTAL
TOTAL SF	3.3 M	2.3M	9.7 M	401 K	2.9 M	9.6 M	9.8 M	553 K	38.5 M
AVAILABLE %	3.55%	5.22%	6.89%	45.64%	7.66%	5.15%	10.20%	6.00%	11.29%
AVAILABLE SF	117,000	120,000	668,000	183,000	222,000	494,000	1,000,000	33,200	2.84 M
AVG. ASKING RATE	\$16.45	\$19.47	\$25.26	\$18.35	\$19.73	\$16.26	\$17.16	\$17.59	\$18.78

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
667 Nepperhan Avenue	Yonkers	14,000	Southwest
1661 Front Street	Yorktown	4,000	North
2 Martin Place	Port Chester	3,750	East I-287

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
635 S. Columbus Ave.	Mt. Vernon	9,800	\$2,000,000 / \$204.08	Southeast
194 Brady Avenue	Hawthorne	11,500	\$1,900,000 / \$165.22	West I-287
200-208 S. 14th Street	Mt. Vernon	18,652	\$3,055,000 / \$163.79	Southeast
550 S. Fulton Avenue	Mt. Vernon	14,400	\$2,050,000 / \$142.36	Southeast
171 Brady Avenue	Hawthorne	32,372	\$3,750,000 / \$115.85	West I-287

## The LPC Team:

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\* Data derived from Costar and other sources deemed to be reliable