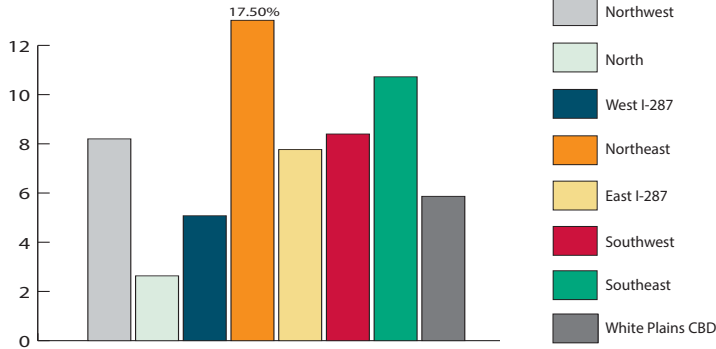


# Westchester County Industrial Market Report

1st Quarter 2021



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (1Q 2021)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,575,000
Total Available (SF)	2,979,500
Available %	7.72%
Average PSF Asking	\$19.83

SUBMARKET	NORTH WEST	NORTH	WEST I-287	NORTH EAST	EAST I-287	SOUTH WEST	SOUTH EAST	WHITE PLAINS CBD	TOTAL
TOTAL SF	3.4 M	2.4 M	9.5 M	401 K	2.9 M	9.7 M	9.7 M	574 K	38.6 M
AVAILABLE %	8.10%	2.60%	5.10%	17.50%	7.60%	8.20%	10.70%	5.80%	8.20%
AVAILABLE SF	275,400	62,400	484,500	70,175	220,400	795,400	1,037,900	33,300	2.98 M
AVG. PSF ASKING	\$17.73	\$20.35	\$26.14	\$17.46	\$20.20	\$16.59	\$17.58	\$18.32	\$19.83

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
215 Business Park Drive	Armonk	112,791	Northeast
150 N. Macquesten	Mount Vernon	49,937	Southeast

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
550 S. Fulton Ave.	Mount Vernon	14,400	\$2,400,000 / \$166.67	Southeast
600-610 S. Fulton Ave.	Mount Vernon	41,382	\$6,800,000 / \$164.32	Southeast

### The LPC Team:

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