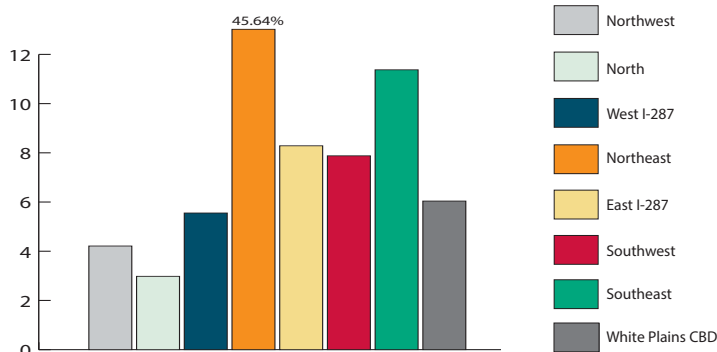


Westchester County Industrial Market Report

4th Quarter 2020



SUBMARKET VACANCY RATES



MARKET INFORMATION MACRO (4Q 2020)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,454,000
Total Available (SF)	3,065,500
Available %	7.97%
Average PSF Asking	\$17.46

SUBMARKET	NORTH WEST	NORTH	WEST I-287	NORTH EAST	EAST I-287	SOUTH WEST	SOUTH EAST	WHITE PLAINS CBD	TOTAL
TOTAL SF	3.2 M	2.4 M	9.5 M	401 K	3.0 M	9.7 M	9.7 M	553 K	38.5 M
AVAILABLE %	4.19%	2.89%	5.56%	45.64%	8.10%	7.99%	11.34%	6.00%	7.97%
AVAILABLE SF	134,000	69,300	528,000	183,000	243,000	775,000	1,100,000	33,200	3.07 M
AVG. ASKING RATE	\$17.12	\$18.33	\$20.17	\$18.35	\$19.75	\$13.96	\$17.50	\$16.47	\$17.46

RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
333 N. Bedford Road	Mt. Kisco	31,454	North
333 N. Bedford Road	Mt. Kisco	13,676	North
27 Horton Avenue	New Rochelle	13,300	Southeast
45 Ryan Avenue	Port Chester	8,000	East I-287

RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
39 Ashe Street	Yonkers	6,000	\$1,200,000 / \$200.00	Southwest
1278 Saw Mill River Road	Yonkers	5,800	\$950,000 / \$163.79	Southwest
80 Lafayette Avenue	N. White Plains	15,000	\$1,750,000 / \$116.67	East I-287

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