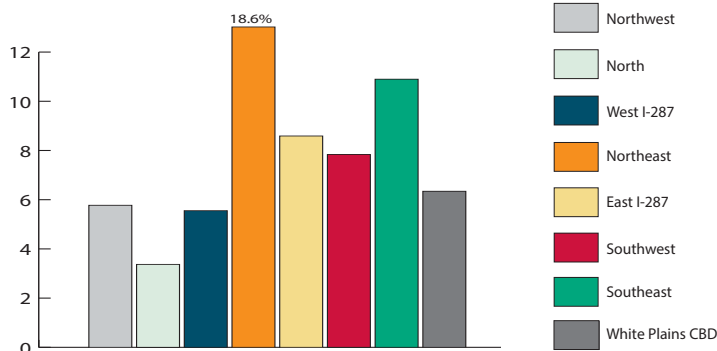


# Westchester County Industrial Market Report

3rd Quarter 2021



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (3Q 2021)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,674,000
Total Available (SF)	3,011,058
Available %	7.79%
Weighted Average PSF Asking	\$20.35

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	2.3 M	9.6 M	401 K	3.0 M	9.7 M	9.7 M	573 K	38.7 M
AVAILABLE %	5.8%	3.5%	5.7%	18.6%	8.7%	7.9%	10.8%	6.4%	7.79%
AVAILABLE SF	197,200	80,500	547,200	74,586	261,000	766,300	1,047,600	36,672	3.01 M
AVG. PSF ASKING	\$17.56	\$20.90	\$26.70	\$17.93	\$20.85	\$17.15	\$18.11	\$19.17	\$20.35

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
430 Nepperhan	Yonkers	6,000	Southeast
45 Ryan Avenue	New Rochelle	16,400	Southeast

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
1 Corporate Drive	Peekskill	9,000	\$1,225,000 / \$136.11 SF	Northwest
432-36 Waverly Ave.	Mamaroneck	11,656	\$2,000,000 / \$171.59 SF	Southeast
135 Lafayette Ave.	N. White Plains	11,984	\$2,250,000 / \$187.75 SF	East I-287
725 S. Fulton Ave.	Mount Vernon	15,050	\$2,400,000 / \$159.46 SF	Southeast
210 W. Lincoln Ave.	Mount Vernon	32,000	\$4,125,000 / \$128.91 SF	Southeast

## The LPC Team:

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