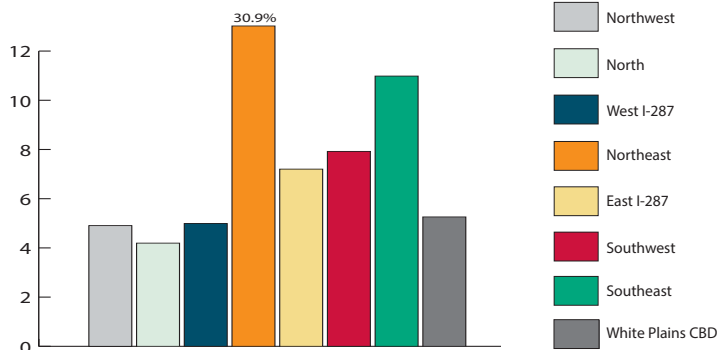


# Westchester County Industrial Market Report

4th Quarter 2021



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (4Q 2021)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,975,000
Total Available (SF)	2,960,000
Available %	7.59%
Weighted Average PSF Asking	\$20.71

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	9.6 M	401 K	3.0 M	9.8 M	9.8 M	573 K	39.0 M
AVAILABLE %	5.4%	4.1%	4.9%	30.9%	7.0%	7.8%	11.0%	5.2%	7.59%
AVAILABLE SF	183,600	98,400	470,400	123,909	210,000	764,400	1,078,000	29,796	2.9 M
AVG. PSF ASKING	\$17.80	\$21.43	\$27.32	\$17.75	\$21.14	\$17.39	\$18.45	\$19.59	\$20.71

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
59 S. Terrace Avenue	Mount Vernon	6,000	Southeast
25 Hubbels Drive	Mount Kisko	7,380	North
625 Waverly Avenue	Mamaroneck	8,000	Southeast

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
215 Business Park Drive	Armonk	124,830	\$36,000,000 / \$288.39 SF	Northeast
521-523 Waverly Avenue	Mamaroneck	14,000	\$3,000,000 / \$221.43 SF	Southeast
161 Brady Avenue	Hawthorne	17,000	\$2,750,000 / \$161.76 SF	West I-287
12 Pauling Street	Pleasantville	27,025	\$4,180,000 / \$154.99 SF	West I-287
145 Saw Mil River Road	Yonkers	100,000	\$10,190,000 / \$101.89 SF	Southeast

## The LPC Team:

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