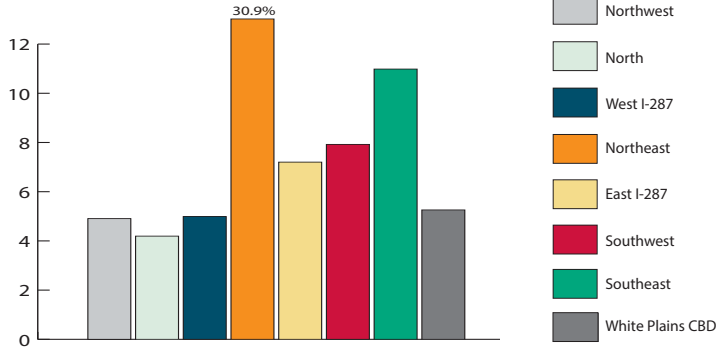


# Westchester County Industrial Market Report

1st Quarter 2022



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (1Q 2022)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,991,000
Total Available (SF)	3,074,000
Available %	7.88%
Weighted Average PSF Asking	\$21.44

SUBMARKET	NORTH WEST	NORTH	WEST I-287	NORTH EAST	EAST I-287	SOUTH WEST	SOUTH EAST	WHITE PLAINS CBD	TOTAL
TOTAL SF	3.8 M	2.4 M	9.7 M	451 K	3.0 M	9.4 M	9.8 M	440 K	39.0 M
AVAILABLE %	4.6%	3.0%	5.2%	31.0%	8.2%	9.0%	10.9%	5.2%	7.88%
AVAILABLE SF	174,800	72,000	504,400	139,810	246,000	846,000	1,068,000	22,880	3.1 M
AVG. PSF ASKING	\$18.69	\$22.45	\$27.99	\$18.16	\$21.84	\$18.00	\$19.14	\$20.90	\$21.44

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
75 Virginia Road	N. White Plains	46,247	West I-287
12 Skyline Drive	Hawthorne	17,600	West I-287
107 Fairview Park Drive	Elmsford	14,400	West I-287
965 Nepperhan Avenue	Yonkers	10,000 SF	Southwest

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
7 Intervale Street	White Plains	11,200	\$1,700,000 / \$151.78 SF	White Plains CBD
496 Saw Mill River Pkwy	Yonkers	6,588	\$810,000 / \$122.95 SF	Southwest
600 Albany Post Road	Briarcliff Manor	36,000	\$4,250,000 / \$118.06 SF	West I-287
189-195 S. Broadway	Yonkers	24,000	\$2,700,000 / \$112.50 SF	Southwest

## The LPC Team:

Tom Ashforth Nathaniel Barnum Colleen Cahn Michael Nelson Hernan Prohaszka Sam Sammis

203.869.9001 ~ 75 Holly Hill Lane, Greenwich, CT ~ LPCNYTRI-STATE.com

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