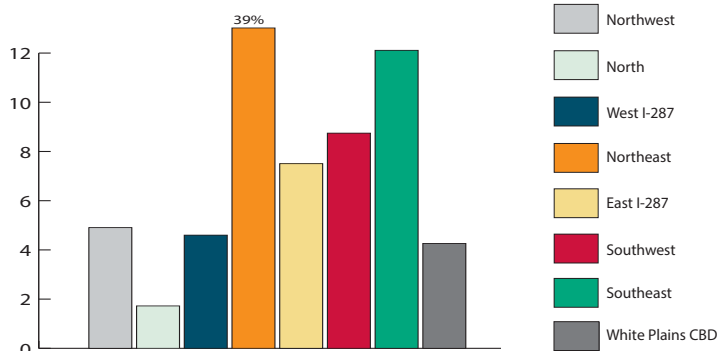


# Westchester County Industrial Market Report

2nd Quarter 2022



## SUBMARKET VACANCY RATES



## MARKET INFORMATION MACRO (2Q 2022)

Metro Area	Westchester County, NY
Industrial Market Size (SF)	38,910,000
Total Available (SF)	3,120,900
Available %	8.02%
Weighted Average PSF Asking	\$22.10

SUBMARKET	NORTH WEST	NORTH	WEST I-287	NORTH EAST	EAST I-287	SOUTH WEST	SOUTH EAST	WHITE PLAINS CBD	TOTAL
TOTAL SF	3.7 M	2.4 M	9.7 M	451 K	3.0 M	9.4 M	9.8 M	459 K	39.0 M
AVAILABLE %	5.0%	1.9%	4.6%	39.0%	7.5%	8.8%	12.2%	4.1%	8.02%
AVAILABLE SF	183,000	45,100	443,000	177,000	226,000	828,000	1,200,000	18,800	3.1 M
AVG. PSF ASKING	\$19.41	\$22.92	\$28.79	\$18.11	\$22.59	\$18.52	\$19.80	\$20.90	\$22.10

## RECENT COMPLETED LEASES

ADDRESS	CITY	SIZE (SF)	SUBMARKET
12 Labriola Court	Armonk	38,100	Northeast
4 Warehouse Lane	Elmsford	27,390	West I-287
100 Midland Avenue	Port Chester	27,275	East I-287
400 Executive Boulevard	Elmsford	18,963	West I-287

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF	SUBMARKET
48 Lake Street	White Plains	9,114	\$2,000,000 / \$219.44	White Plains CBD
521 E. 3rd Street	Mt. Vernon	22,000	\$4,150,000 / \$188.64	Southeast
512 Union Avenue	Mt. Vernon	18,400	\$2,775,000 / \$150.82	Southeast
2989 Navajo Road	Yorktown	10,664	\$1,500,000 / \$140.66	North

## The LPC Team:

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