

Industrial Market Report

Westchester County

Q1 2024

Market Statistics

Submarket	Total SF	Available %	Available SF	Avg PSF Asking
Northwest	3.8M	5.3%	201.4K	\$21.43
North	2.4M	5.5%	132K	\$25.06
West I-287	9.9M	3.6%	356.4K	\$31.91
Northeast	553K	3.0%	16.6K	\$21.21
East I-287	3.1M	2.8%	86.8K	\$24.93
Southwest	9.4M	5.3%	498.2K	\$20.07
Southeast	9.8M	7.3%	715.4K	\$21.75
White Plains CBD	511K	8.7%	44.4K	\$23.58
Total	39.4M	5.19%	2M	\$23.74

Market Snapshot

39 MSF

industrial market size

2+ MSF

available

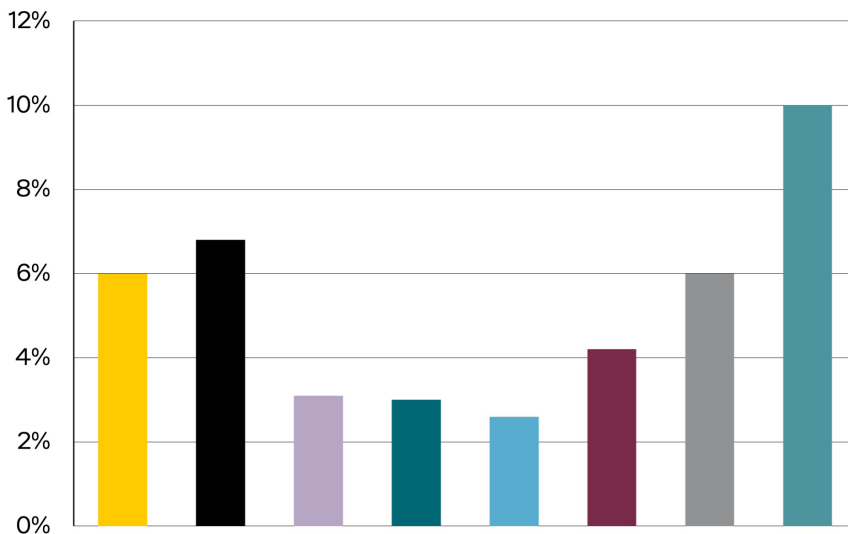
5.20%

total weighted average available

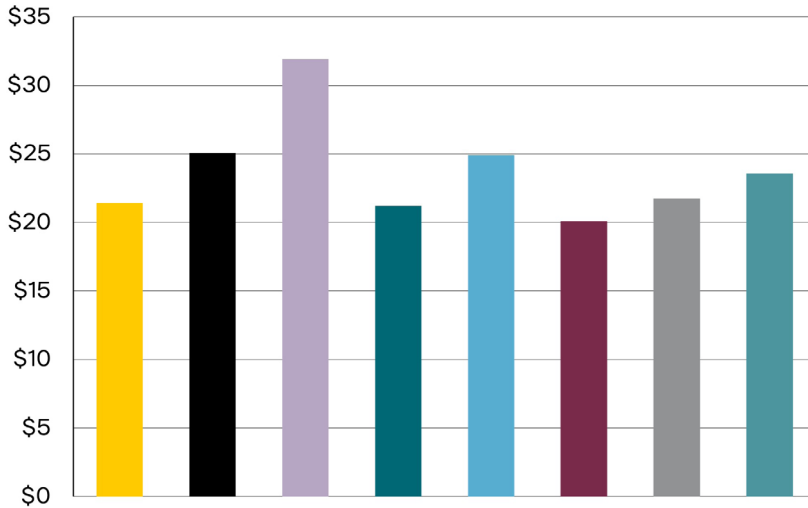
\$24.34

weighted average psf asking

Vacancy Rates



Average PSF Asking Rate



Submarket	Avg PSF Asking Rate
Northwest	\$21.43
North	\$25.06
West I-287	\$31.91
Northeast	\$21.21
East I-287	\$24.93
Southwest	\$20.07
Southeast	\$21.75
White Plains CBD	\$23.58

Key Leases Q1 2024

Address	City	Size (SF)	Submarket
534 Furnace Dock Road	Cortlandt Manor	34,000	Northwest
8 Westchester Plaza	Elmsford	28,912	West I-287
36 Midland Avenue	Port Chester	20,210	East I-287
332 Adams Street	Bedford Hills	17,000	North

Key Sales Q1 2024

Address	City	Size (SF)	Sale Price	Price PSF	Submarket
21 Warren Place	Mount Vernon	10,000	\$2,175,000	\$217.50	Southeast
535 S. 5th Avenue	Mount Vernon	10,454	\$1,950,000	\$186.53	Southeast
9 Fourth Avenue	Pelham	8,708	\$1,410,000	\$161.92	Southeast
100 Calvert Street	Harrison	10,000	\$1,100,000	\$110.00	East I-287

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

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