

## Industrial Market Report

Westchester County

Q1 2025

### Market Statistics

Submarket	Total SF	Available %	Available SF
Northwest	3,800,000	4.40%	167,200
North	2,400,000	4.90%	117,600
West I-287	9,900,000	4.10%	405,900
Northeast	553,000	2.20%	12,166
East I-287	3,000,000	3.70%	111,000
Southwest	9,400,000	4.70%	441,800
Southeast	10,100,000	8.20%	828,200
White Plains CBD	447,000	6.10%	27,267
<b>Total</b>	<b>39,600,000</b>	<b>4.79%</b>	<b>2,111,133</b>

### Market Snapshot

**39.6+ MSF**

industrial market size

**2.1+ MSF**

available

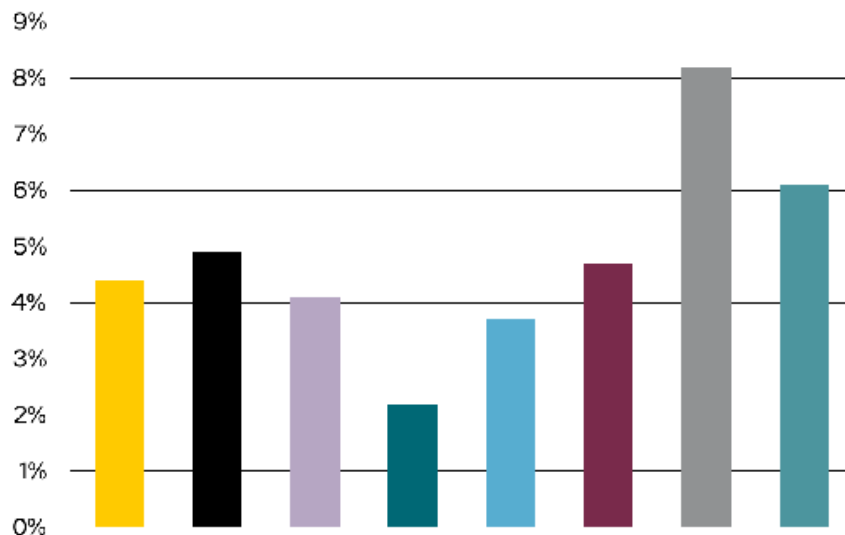
**5.33%**

total weighted average available

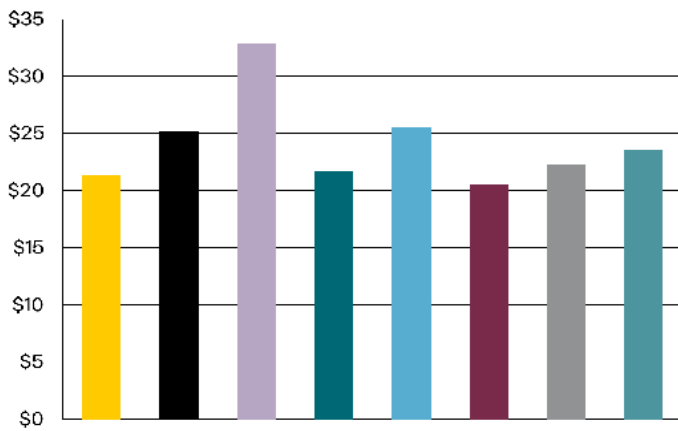
**\$24.86**

weighted average psf asking

### Vacancy Rates



## Average PSF Asking Rate



Submarket	Avg PSF Asking Rate
Northwest	\$21.30
North	\$25.21
West I-287	\$32.92
Northeast	\$21.62
East I-287	\$25.46
Southwest	\$20.55
Southeast	\$22.28
White Plains CBD	\$23.60

## Key Leases Q1 2025

Address	City	Size (SF)	Submarket
333 N. Bedford Rd.	Mount Kisco	31,454	Northern
10 Midland Ave.	Port Chester	25,015	East I-287
3 Westchester Plaza	Elmsford	15,350	West I-287
250 Clearbrook Rd.	Elmsford	15,012	West I-287

## Key Sales Q1 2025

Address	City	Size (SF)	Sale Price	Price PSF	Submarket
329 Center Ave.	Mamaroneck	10,000	\$1,800,000	\$180.00	Southeast
300 White St.	Buchanan	25,100	\$4,500,000	\$179.28	Northwest
24-28 Nursery Lane	Rye	35,365	\$6,200,000	\$175.31	East I-287
255 S. Regent St.	Port Chester	25,500	\$4,250,000	\$166.67	East I-287
111 Lafayette Ave.	White Plains	20,000	\$2,850,000	\$142.50	East I-287
85 Executive Blvd.	Elmsford	32,230	\$3,900,000	\$121.01	West I-287
39 Westmorland Ave.	West Plains	81,249	\$7,500,000	\$92.31	White Plains CBD

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

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