

Industrial Market Report

Westchester County

Q1 2026

Market Statistics

| Submarket | Total SF | Available % | Available SF |
|------------------|-------------------|--------------|------------------|
| Northwest | 3,600,000 | 4.20% | 151,200 |
| North | 2,400,000 | 4.90% | 117,600 |
| West I-287 | 9,900,000 | 4.60% | 455,400 |
| Northeast | 526,000 | 16.10% | 84,686 |
| East I-287 | 3,000,000 | 4.00% | 120,000 |
| Southwest | 9,100,000 | 5.50% | 500,500 |
| Southeast | 9,600,000 | 9.90% | 950,400 |
| White Plains CBD | 469,000 | 5.30% | 24,857 |
| Total | 38,595,000 | 6.23% | 2,404,643 |

Market Snapshot

38.6+ MSF

industrial market size

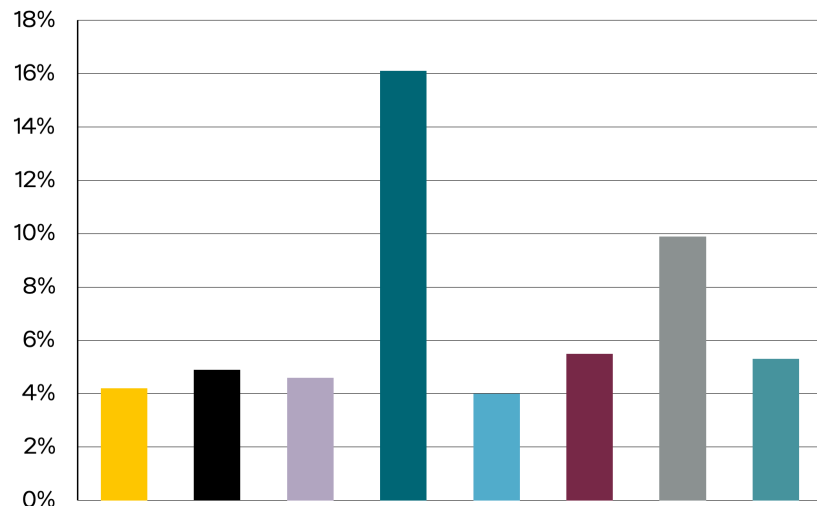
2.4+ MSF

available

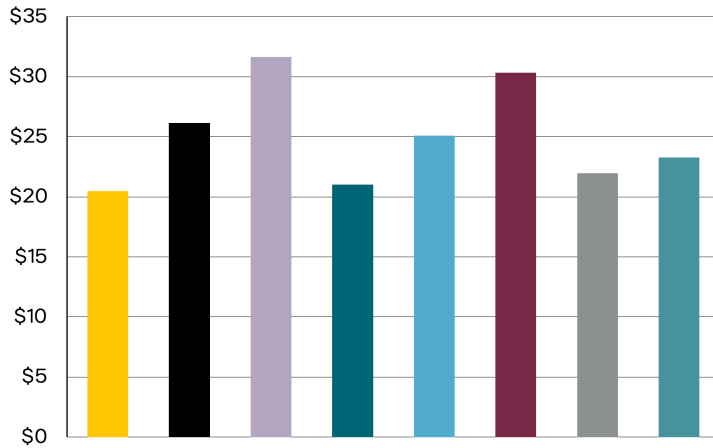
\$26.79

weighted average
psf asking

Vacancy Rates



Average PSF Asking Rate



| Submarket | Avg PSF Asking Rate |
|------------------|---------------------|
| Northwest | \$20.46 |
| North | \$26.14 |
| West I-287 | \$31.65 |
| Northeast | \$21.03 |
| East I-287 | \$25.10 |
| Southwest | \$30.34 |
| Southeast | \$21.96 |
| White Plains CBD | \$23.27 |

Key Sales Q1 2026

| Address | City | Size (SF) | Sale Price | Price PSF | Submarket |
|-----------------|--------------|-----------|----------------|-----------|------------|
| 1 Lawton St. | Yonkers | 36,000 | \$7,200,000.00 | \$200.00 | Southwest |
| 40 Merritt St. | Port Chester | 20,454 | \$4,000,000.00 | \$195.56 | East I-287 |
| 430 Center Ave. | Mamaroneck | 15,000 | \$2,000,000.00 | \$133.33 | East I-287 |

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

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