Lincoln

Industrial Market Report

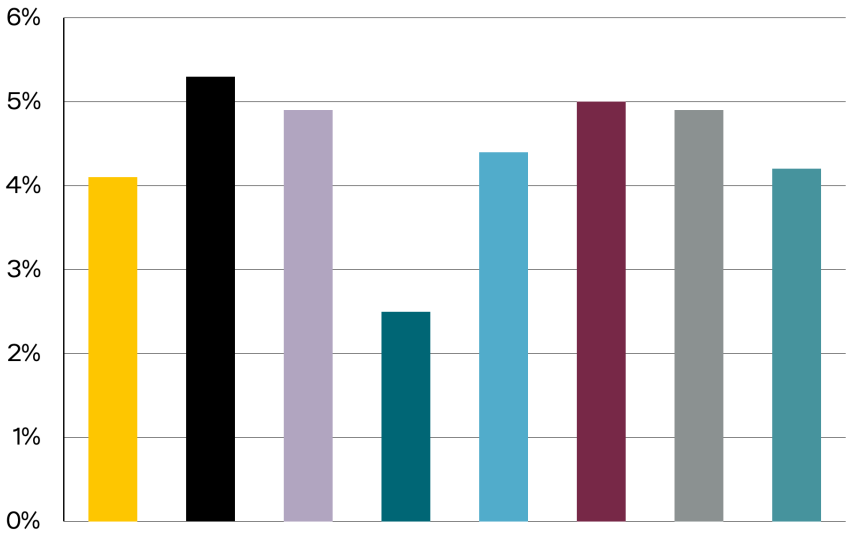
Westchester County

Q3 2025

Market Statistics

Submarket	Total SF	Available %	Available SF
Northwest	3,600,000	4.10%	147,600
North	2,500,000	5.30%	132,500
West I-287	9,800,000	4.90%	480,200
Northeast	526,000	2.50%	13,150
East I-287	3,000,000	4.40%	132,000
Southwest	9,000,000	5.00%	450,000
Southeast	9,900,000	4.90%	485,100
White Plains CBD	451,000	4.20%	18,942
Total	**38,777,000**	**4.80%**	**1,859,492**

Vacancy Rates



Market Snapshot

38.7+ MSF

industrial market size

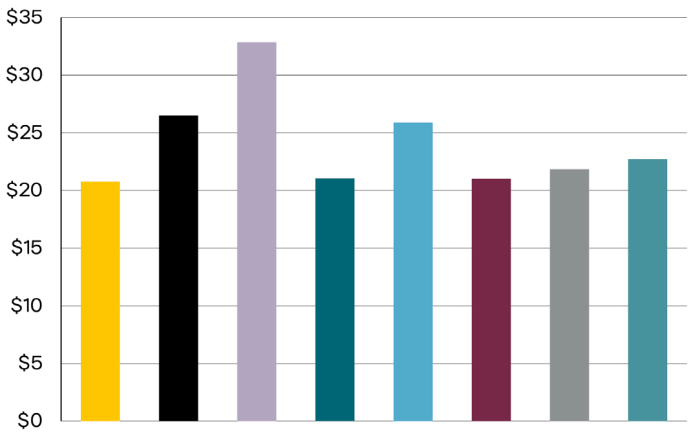
1.8+ MSF

available

$24.95

weighted average psf asking

Average PSF Asking Rate



Submarket	Avg PSF Asking Rate
Northwest	$20.75
North	$26.50
West I-287	$32.86
Northeast	$21.07
East I-287	$25.87
Southwest	$21.02
Southeast	$21.85
White Plains CBD	$22.73

Key Leases Q3 2025

Address	City	Size (SF)	Submarket
4 John Walsh Boulevard	Peekskill	93,734	Northwest
36 Midland Avenue	Port Chester	14,415	East I-287
12 Dock Street	Mount Vernon	12,900	Southeast

Key Sales Q3 2025

Address	City	Size (SF)	Sale Price	Price PSF	Submarket
143 Woodworth Avenue	Yonkers	30,000	$21,840,000	$728.00	Southwest
5 Canal Road	Pelham	18,000	$3,880,000	$215.56	Southeast
15 Dock Street	Mount Vernon	10,000	$2,340,000	$234.00	Southeast

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

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