

Industrial Market Report

Westchester County

Q4 2025

Market Statistics

Submarket	Total SF	Available %	Available SF
Northwest	3,600,000	4.10%	147,600
North	2,400,000	5.00%	120,000
West I-287	9,800,000	5.20%	509,600
Northeast	526,000	2.50%	13,150
East I-287	3,000,000	3.90%	117,000
Southwest	9,100,000	5.10%	464,100
Southeast	9,900,000	9.60%	950,400
White Plains CBD	469,000	8.40%	39,396
Total	38,795,000	6.09%	2,361,246

Market Snapshot

38.8+ MSF

industrial market size

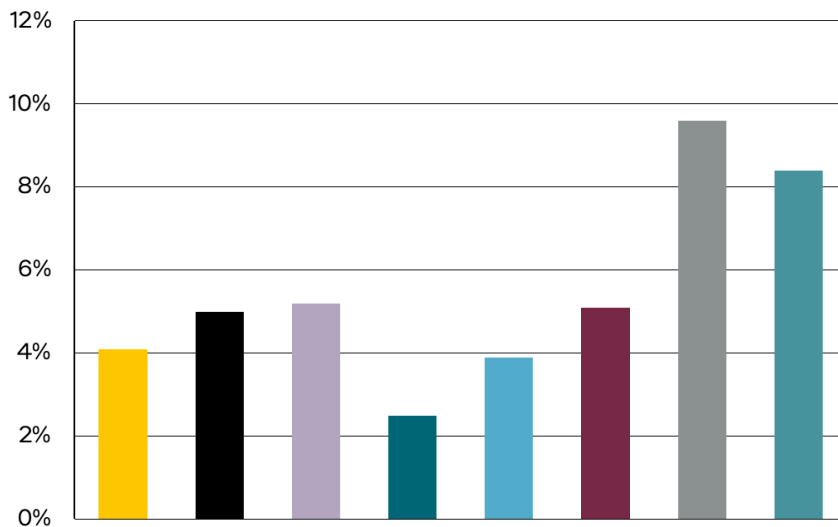
2.3+ MSF

available

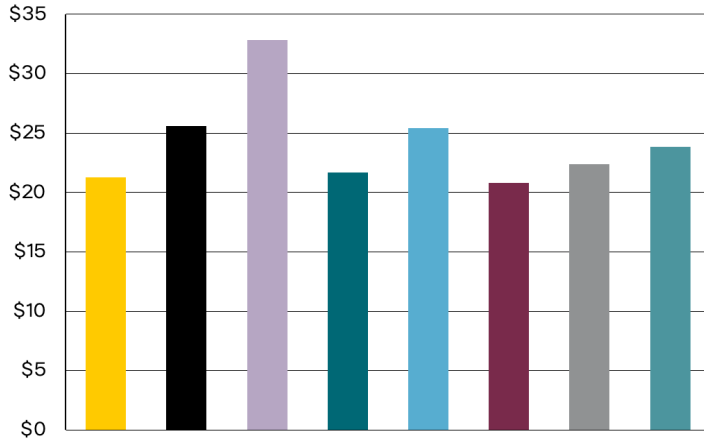
\$24.07

weighted average
psf asking

Vacancy Rates



Average PSF Asking Rate



Submarket	Avg PSF Asking Rate
Northwest	\$20.20
North	\$24.82
West I-287	\$31.20
Northeast	\$20.80
East I-287	\$24.75
Southwest	\$20.31
Southeast	\$21.70
White Plains CBD	\$23.12

Key Leases Q4 2025

Address	City	Size (SF)	Submarket
545 Franklin Ave.	Mount Vernon	16,500	Southeast
525 Waverly Ave.	Mamaroneck	11,500	Southeast
111 Lafayette Ave.	White Plains	9,000	East I-287

Key Sales Q4 2025

Address	City	Size (SF)	Sale Price	Price PSF	Submarket
211 Saw Mill River Rd.	Hawthorne	81,000	\$25,000,000	\$308.64	West I-287
75 Tuckahoe Rd.	Yonkers	43,500	\$8,750,000	\$201.15	Southwest
1000 Saw Mill River Rd.	Yonkers	43,151	\$3,495,829	\$81.01	Southwest

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

Michael Nelson
mnelson@lpc.com
203.722.8184

Hernan Prohaszka
hprohaszka@lpc.com
203.488.8166

Lincoln Property Company
1 Dock Street, Suite 404
Stamford, CT 06902