

2023
Q2



Westchester INDUSTRIAL LEASING

Q2 | MARKET REPORT | 2023

Q2 Takeaways

- Distributors were a highly active user group in the second quarter.
- The market remains incredibly tight and as such the asking rates increased quarter over quarter.
- Despite great quarter-over-quarter statistics frontline experience suggests a slowdown.

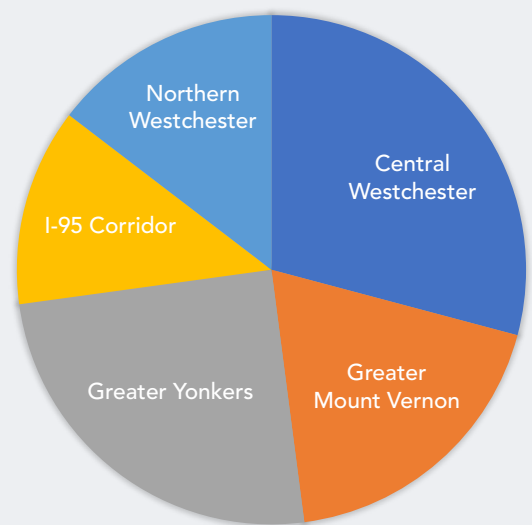
SUMMARY

The Westchester industrial market statistics continue to appear incredibly healthy. The availability rate dropped again quarter over quarter and the asking rates increased after dropping slightly the quarter before. Positive absorption was present in all of the submarkets except Northern Westchester.

Distributors were a very active user subtype for the second quarter. Fedex took approximately 30,000 square feet at 199 Ridgewood Avenue in Elmsford as the conglomerate continues to lease space and expand throughout the County. Temco, a grocery distributor, leased space at the sublease vacated by Peloton at 215 Business Park Drive in Armonk. Vino Vault, a wine storage company, leased approximately 17,000 square feet on Midland Avenue in Port Chester.

Despite reasonable activity in the second quarter and positive absorption, a recent slowdown in activity experienced by our frontline experts suggests the balance of the year may be a little quieter.

2023 WESTCHESTER
TOTAL MARKET SIZE
37,766,771



TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
I-95 Corridor

HIGHEST ASKING PPSF:
Central Westchester

Q2 AVERAGE AVAILABILITY RATE*:

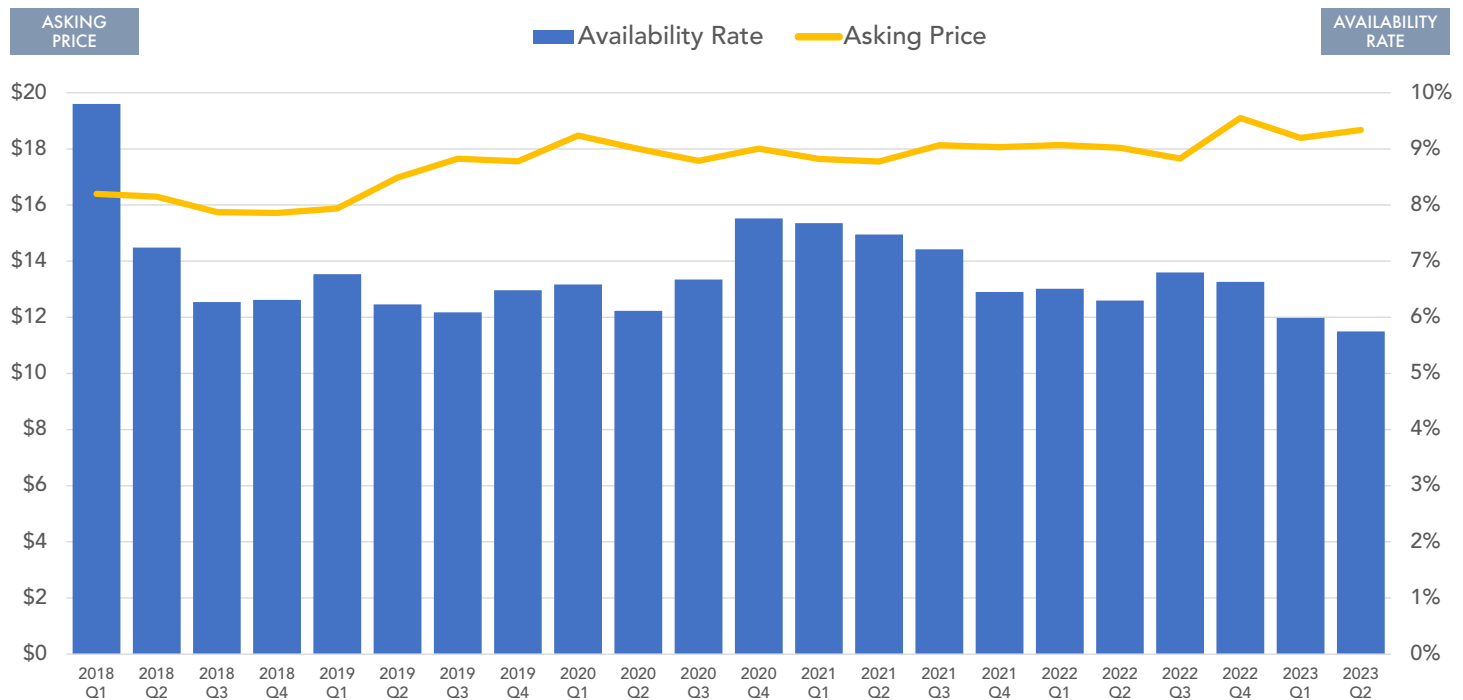
5.77%

Q2 AVERAGE ASKING PRICE*:

\$18.67

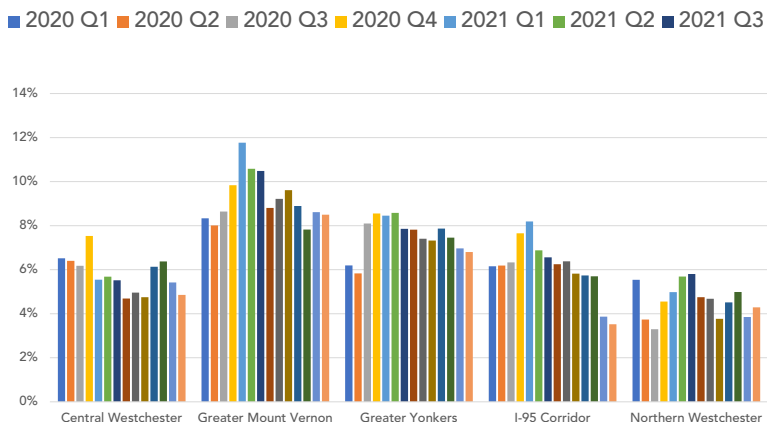
*These are weighted averages

AVAILABILITY RATE AND ASKING PRICE TRENDS

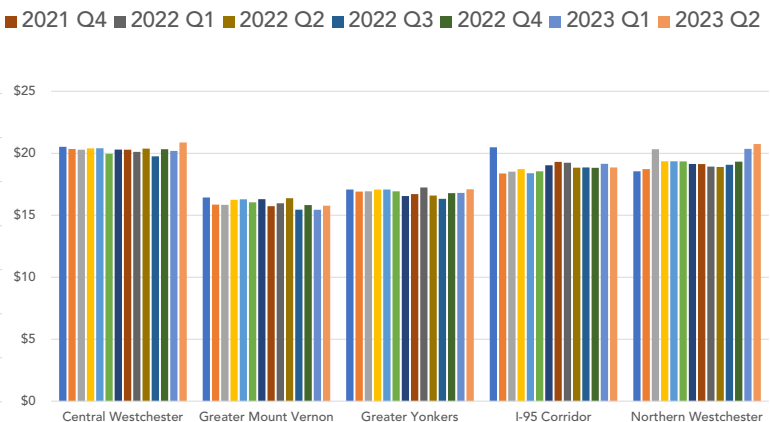


OVERALL AVAILABILITY RATE 2018-2023 QTR OVER QTR

2020 to 2023 AVAILABILITY RATE BY SUBMARKET



2020 to 2023 ASKING PRICE BY SUBMARKET



AVAILABILITY RATE TRENDS



QUARTER
OVER
QUARTER
DECREASE

5.77%
Q2 WESTCHESTER
OVERALL
AVAILABILITY
RATE



YEAR
OVER
YEAR
DECREASE

ASKING PRICE TRENDS



QUARTER
OVER
QUARTER
DECREASE

\$18.67
Q2 WESTCHESTER
AVERAGE ASKING
PRICE

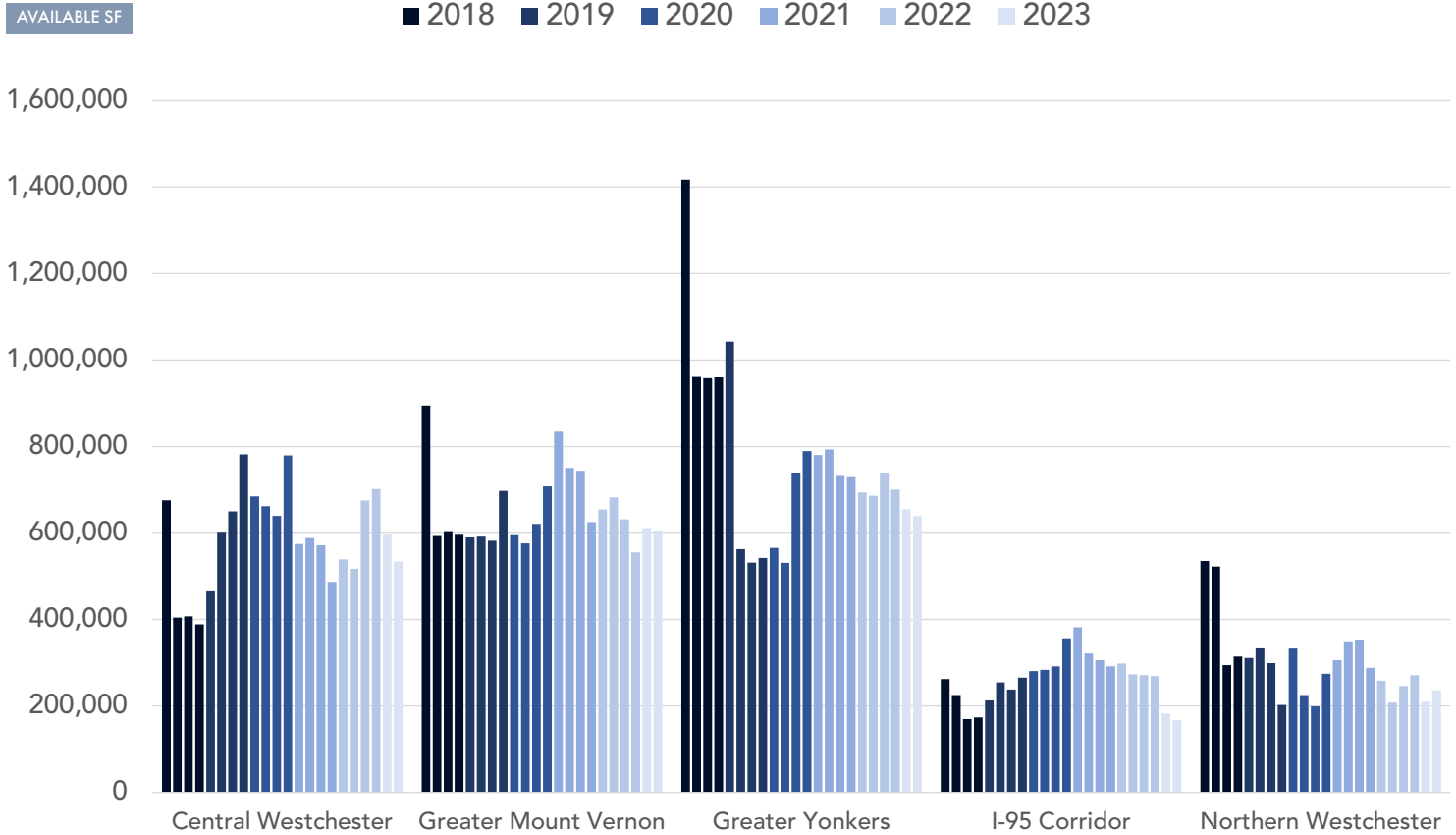


YEAR
OVER
YEAR
INCREASE

Rental rates are quoted on a gross basis using a formula for net costs*

TOTAL AVAILABILITY

WESTCHESTER SUBMARKETS 2018-2023 YTD QTR OVER QTR



HIGHEST AVAILABILITY RATE:
Greater Mount Vernon

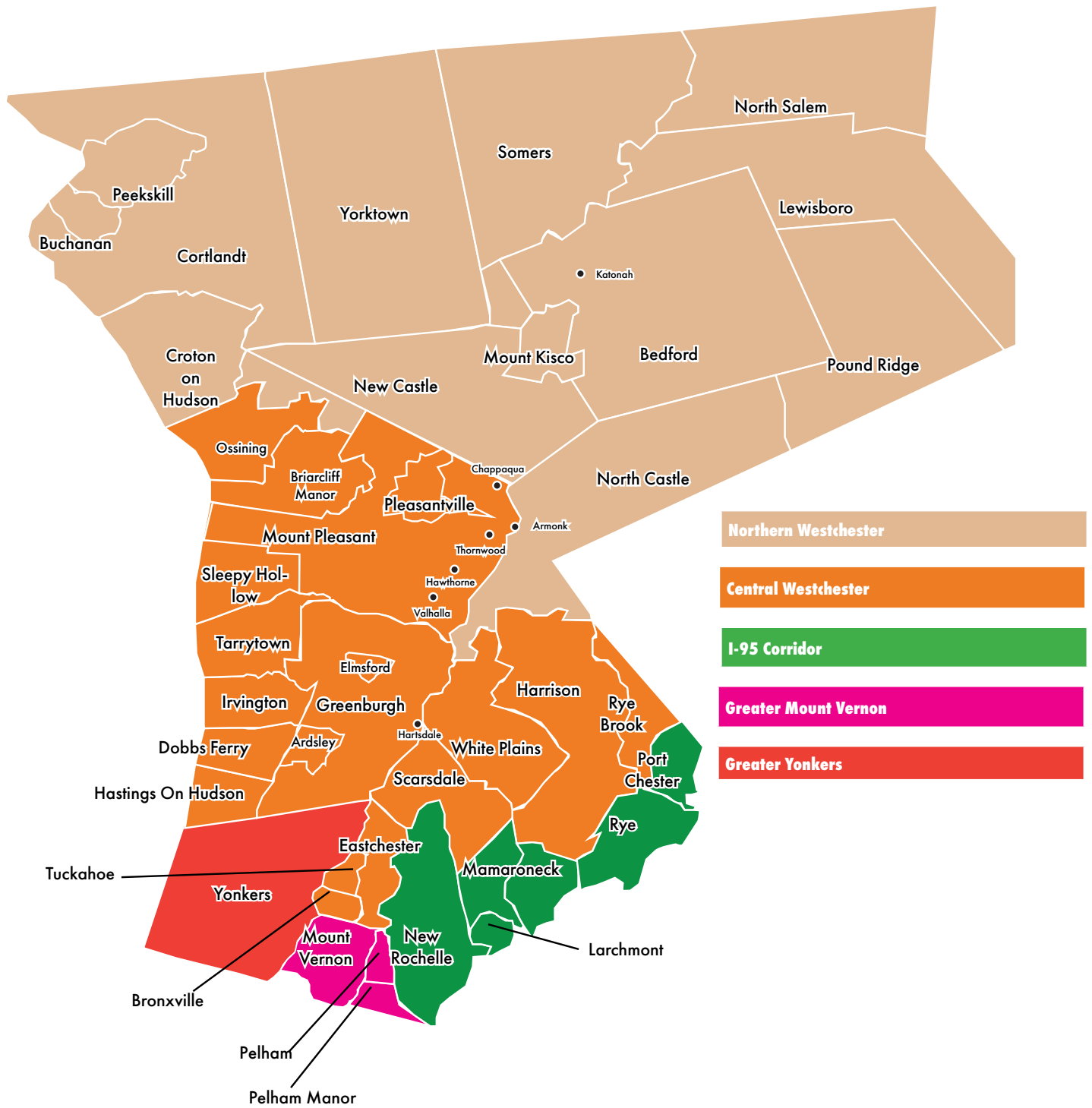
HIGHEST ASKING PPSF:
Central Westchester

MOST AVAILABLE SF:
Greater Yonkers

LOWEST AVAILABILITY RATE:
I-95 Corridor

LOWEST ASKING PPSF:
Greater Mount Vernon

LEAST AVAILABLE SF:
I-95 Corridor





FOR MORE INFORMATION REGARDING THESE REPORTS CONTACT:

TENERRIA HUGHES
MARKETING & RESEARCH
THUGHES@RMFRIEDLAND.COM

FOR ADDITIONAL INFORMATION REGARDING THE WESTCHESTER INDUSTRIAL MARKET CONTACT:

WILLIAM ANSON
914.968.8500 X329
WANSON@RMFRIEDLAND.COM

KEVIN LANGTRY
914.968.8500 X322
KLANGTRY@RMFRIEDLAND.COM

PAUL ENEA
914.968.8500 X365
PENEAE@RMFRIEDLAND.COM

ROSS SCHNEIDERMAN
914.968.8500 X328
RSCHNEIDERMAN@RMFRIEDLAND.COM

STEVE KORNSPUN
914.968.8500 X323
SKORNSPUN@RMFRIEDLAND.COM

