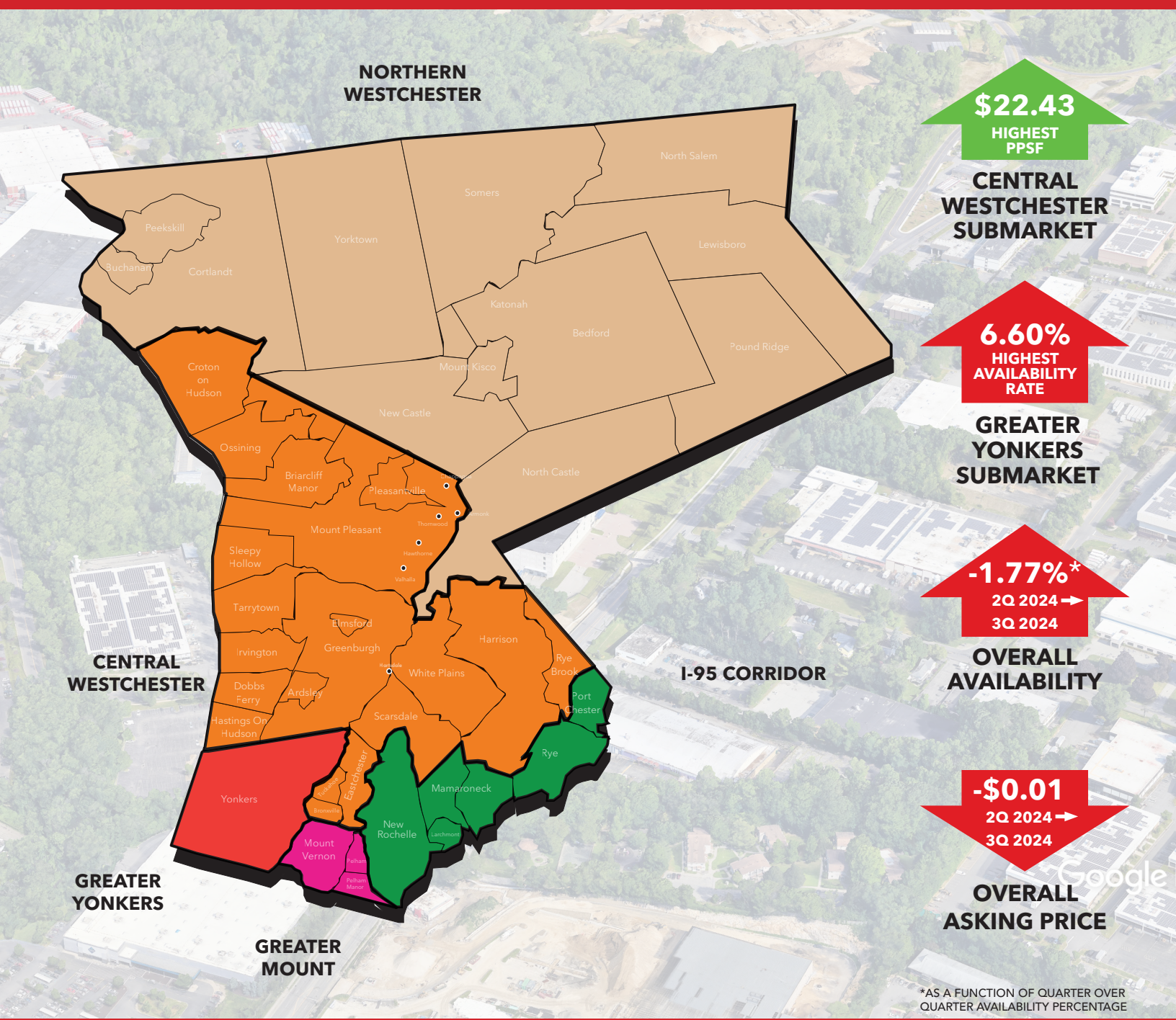


2024 WESTCHESTER Q3 INDUSTRIAL LEASING

Market Insight Report



Q3

SUMMARY

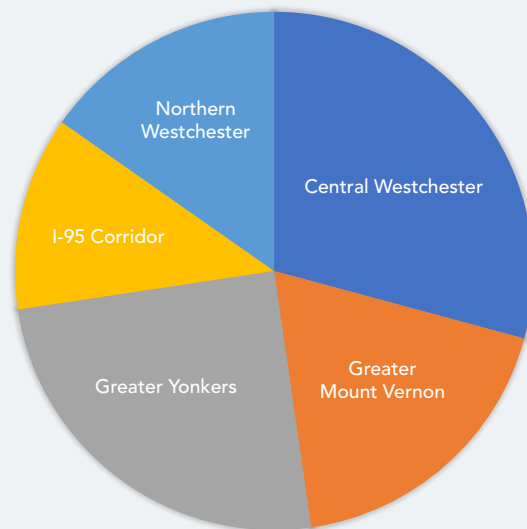
The Westchester industrial leasing market continued to show strong performance in Q3 2024, with availability rates reaching historic lows, just above 5%, despite ongoing discussions of a market slowdown.

A significant portion of higher-end product, including flex buildings and newly constructed properties, has been leased, leaving predominantly non-Class A space available. This shift in available inventory has caused the average asking rent to drop to \$18.84, marking the lowest level in several quarters. Large transactions, such as Robert Martin Company's new lease for the entire 35,000-square-foot building at 14 Skyline Drive, played a key role in driving down availability.

Smaller transactions also contributed to the tightening market, including Essential Trading's lease at 201 Saw Mill River Road and Blue Ground's deal at 132-140 Saw Mill River Road. These leases further reduced availability and reflect the strong demand for industrial space in Westchester. However, looking ahead, there is an expectation that asking rents will remain low as tenants exercise greater caution in light of broader economic concerns. The market's future trajectory will likely be shaped by this cautious tenant behavior and the remaining inventory mix.

2024 WESTCHESTER
TOTAL MARKET SIZE

37,794,350



TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
I-95 CORRIDOR

HIGHEST ASKING PPSF:
CENTRAL WESTCHESTER

Q3 AVERAGE AVAILABILITY RATE*:

5.19%

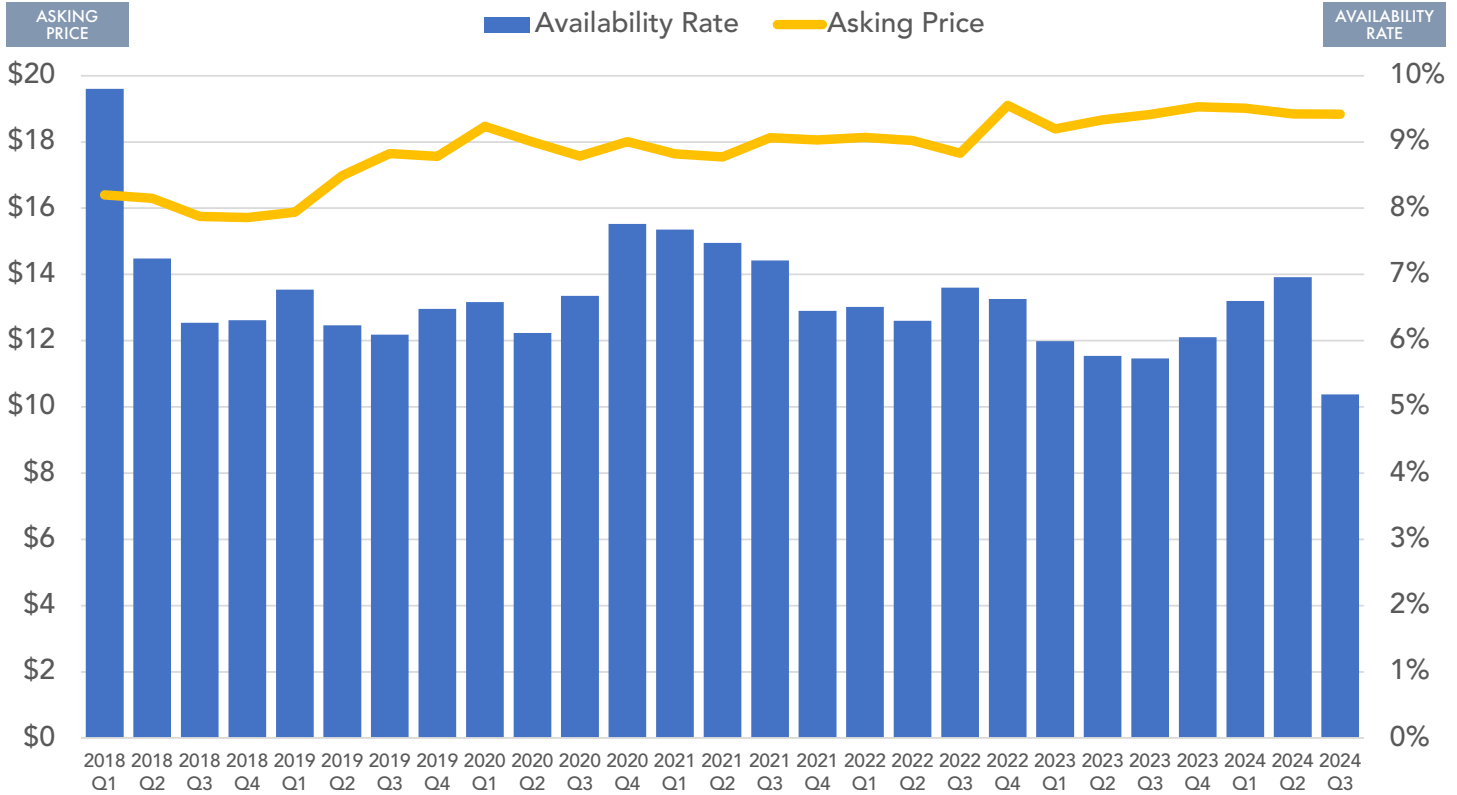
Q3 AVERAGE ASKING PRICE*:

\$18.84

* These are weighted averages

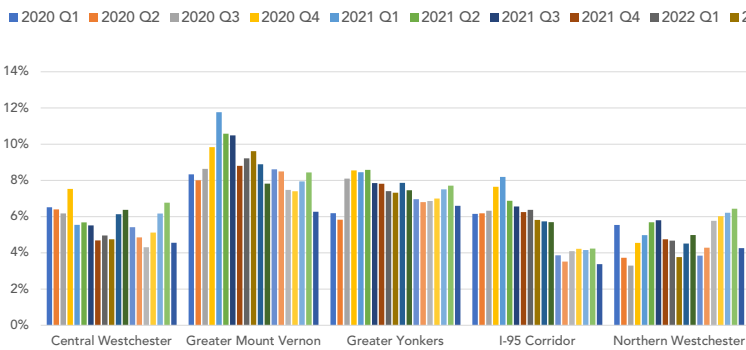
Q3

AVAILABILITY RATE AND ASKING PRICE TRENDS

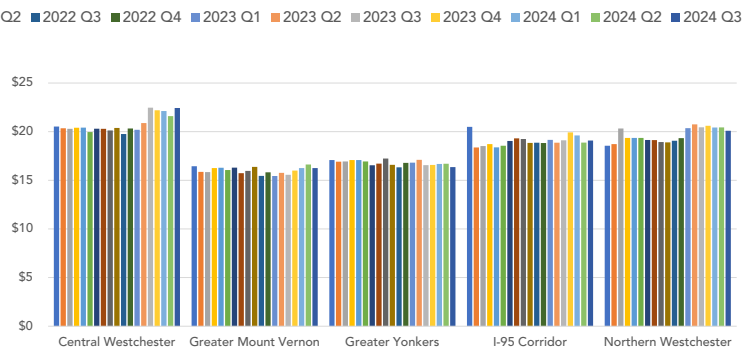


OVERALL AVAILABILITY RATE and ASKING PRICES 2020-2024 QTR OVER QTR

2020 to 2024 AVAILABILITY RATE BY SUBMARKET



2020 to 2024 ASKING PRICE BY SUBMARKET



AVAILABILITY RATE TRENDS



QUARTER OVER QUARTER DECREASE

5.19%
Q3 WESTCHESTER OVERALL AVAILABILITY RATE



YEAR OVER YEAR DECREASE

ASKING PRICE TRENDS



QUARTER OVER QUARTER DECREASE

\$18.84
Q3 WESTCHESTER AVERAGE ASKING PRICE



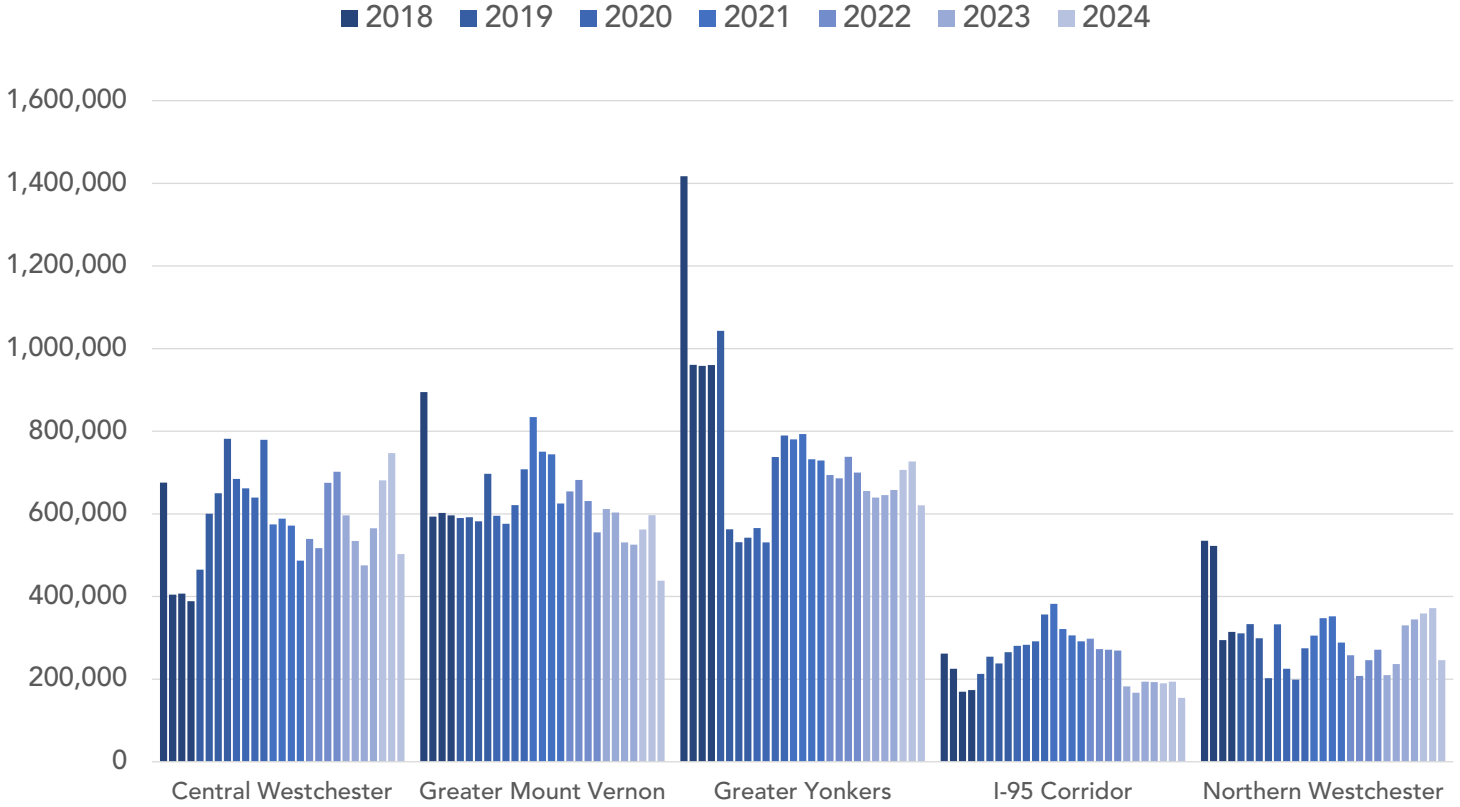
YEAR OVER YEAR INCREASE

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

Q3

TOTAL AVAILABILITY

WESTCHESTER SUBMARKETS 2018-2024 QTR OVER QTR



HIGHEST AVAILABILITY RATE:
Greater Yonkers

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

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



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 X 329

WANSON@RMFRIEDLAND.COM

KEVIN LANGTRY

914.968.8500 X 322

KLANGTRY@RMFRIEDLAND.COM

PAUL ENEA

914.968.8500 X 365

PENEA@RMFRIEDLAND.COM

ROSS SCHNEIDERMAN

914.968.8500 X 328

RSCHNEIDERMAN@RMFRIEDLAND.COM

STEVE KORNSPUN

914.968.8500 X 323

SKORNSPUN@RMFRIEDLAND.COM

FRANK SAVASTANO

914.968.8500 X 324

FSAVASTANO@RMFRIEDLAND.COM