

Appendix J: Industrial Construction Cost Comparisons, 1987/1988

Region	City	Construction Costs in \$US per square foot			Location Factor
		"Small"	"Large"	"High Tech"	Commercial
Northeast Region					
<i>New England Division</i>					
Connecticut	Hartford	48	38	45	1.01
Maine	Bangor	na	na	na	0.89
Massachusetts	Boston	40	18	80	1.12
New Hampshire	Manchester	na	na	na	0.93
Rhode Island	Providence	na	na	na	1.01
Vermont	Burlington	na	na	na	0.90
<i>Mid-Atlantic Division</i>					
New Jersey	Mid-N.J.	43	27	80	1.08
New Jersey	Northern N.J.	37	27	55	1.07
New York	Manhattan	45-75	50	na	1.20
New York	Long Island	75-85	50-55	75-150	1.20
New York	Buffalo	30-35	24-28	85-75	1.04
New York	Syracuse	30	22	50	0.87
Pennsylvania	Philadelphia	43	24	58	1.04
Pennsylvania	Pittsburgh	35	24	75	1.03
Midwest Region					
<i>E-N Central Division</i>					
Illinois	Chicago	39	20	57	1.00
Indiana	Indianapolis	18-22	13-15	25-40	0.98
Michigan	Detroit	35-37	25	50	1.08
Ohio	Cleveland	35-42	17-18	45-80	1.10
Ohio	Cincinnati	40	17	na	0.98
Ohio	Columbus	28-40	12 to 15	35-40	0.89
Wisconsin	Madison	na	na	na	0.83
<i>W-N Central Division</i>					
Iowa	Des Moines	25	17.5	35	0.83
Kansas	Kansas City	50	22	50	0.98
Minnesota	Minneapolis	40	18	47	1.00
Missouri	St. Louis	40	25	30	1.01
Nebraska	Omaha	28-30	13-14	32-35	0.81
North Dakota	Fargo	na	na	na	0.81
South Dakota	Sioux Falls	na	na	na	0.84

Sources: Society of Industrial and Office Realtors for Construction Costs; RS Means for Location Factors.

Notes: 1) "Small" industrial facility denotes a facility of less than 5000 square feet.

2) "Large" industrial facility denotes a building of greater than 100,000 square feet.

3) "High Tech" denotes a high technology facility and includes buildings for R&D purposes.

4) Construction costs reflect general contractor costs, overhead and profit. They exclude architectural, engineering and financing fees.

5) "Location Factors" apply to the costs for materials and installation for a given commercial project and indicate the relative cost for various locations. For example, building a commercial facility in Madison would cost 93% of that of a similar facility in Chicago.