

Industrial Property Cost Comparison

Summarized from report prepared by Nichols Applied Management August 2017

Capital Costs	CITY OF CALGARY	FULTON INDUSTRIAL
Land Cost (10 acres)	7,500,000	3,500,000
Building Cost (30,000 square feet)	5,100,000	5,100,000
TOTAL CAPITAL INVESTMENT	12,600,000	8,600,000
SAVINGS: Fulton Industrial (\$)		\$ 4,000,000
SAVINGS: Fulton Industrial (%)		32%
Operating Costs		
<i>Taxes</i>		
Property Tax (2019)	277,473	97,447
Tax Rate (2019)	2.2022%	1.1331%
<i>Utilities</i>		
Electricity - Utility Costs	30,600	30,600
Electricity - Calgary Franchise Fee	3,400	-
Gas - Utility Costs	10,800	10,800
Gas - Calgary Franchise Fee	1,200	-
Water / Wastewater / Drainage	2,300	9,100
TOTAL OPERATING COST PER YEAR	325,773	147,947
<i>Total Operating Costs Per Square Foot</i>	<i>\$ 10.86</i>	<i>\$ 4.93</i>
SAVINGS: Fulton Industrial (\$ per sq.ft.)		5.93
SAVINGS: Fulton Industrial (\$ per year)		\$ 177,826
SAVINGS: Fulton Industrial (% per year)		55%

For a 30,000 sq.ft. facility on 10 acres
locating in Fulton Industrial Park saves you:

\$4,000,000

or **32%** in **upfront** in Capital Costs



\$177,826

or **55%** per year in Operating Costs
(save \$5.93/sq.ft. in Annual Op Costs)

To receive the full report prepared by Nichols Applied Management,
Contact Brad Chorley at brad@resland.com or 403.242.6002

fulton  industrial