

**The Delaware Addition Advantage
Cost Comparison: Light Manufacturing**

	Comparative Costs	
	Traditional	DA-Bldg 6
Bldg SF (SFB)	22,750	22,750
Bldg Footprint	16,940	16,940
Land SF (SFL)	63,194	19,982
FAR (1)	0.36	1.14
Stories	1.5	1.5
Cost Land	\$1,579,861	\$1,898,000
Cost/SFL	\$25	\$95
Cost/SFB	\$69	\$83
Entitlements (2)	\$198,000	\$0
Impact + Connection Fees (3)	89,349	47,024
Building Permit	N/A	N/A
Construction Drawings	N/A	N/A
Infrastructure	283,500	0
Landscaping	70,000	0
Parking (4)	75,000	0
Carry Cost Dur Entitle (5)	110,590	0
Bldg Construction (6)	N/A	N/A
Site Development Costs	\$826,440	\$47,024
Land + Dev Costs	\$2,406,301	\$1,945,024
Cost/SFB	\$106	\$85

Notes:

1. Traditional assumes FAR of .36, requiring 100 SF of land for every 36 SF of building. Warehouse, Ind, LM range from .33 to .40 (Source: Matt Shelton).
2. Entitlements include consultants, architects, engineers and legal to obtain discretionary approval.
3. Assumes minimal and inexpensive connection charges for Traditional (small diameter pipe and light electrical loads). DA has no connection charges, just impacts.
4. City requires 46 spaces for traditional development.
5. Assumes 1 year.
6. Delaware costs above do not include bldg permit, bldg const, and A&E for bldg const (including const drawings).



Kristen A. Macken, SIOR
Colliers International, CA License No. 01228705
kristen.macken@colliers.com
+1 408 282 3878