

# Building Costs in Illinois

## Average Cost Figures for a model 30,000 square-foot, one-story, commercial/industrial/warehouse building in Illinois

|               | Factory  | Office   | Warehouse |
|---------------|----------|----------|-----------|
| Site work     | \$ 8.52  | \$ 10.02 | \$ 6.61   |
| Masonry       | N.A.     | \$ 5.66  | \$ 4.58   |
| Plumb-<br>ing | \$ 4.11  | \$ 4.11  | \$ 1.92   |
| HVAC          | \$ 6.16  | \$ 8.32  | \$ 3.46   |
| Electrical    | \$ 8.17  | \$ 8.62  | \$ 2.70   |
| Total         | \$ 61.12 | \$ 95.19 | \$ 49.60  |

Source: R. S. Means, Building Construction Cost Data 2005

### Sites, Buildings and Community Base

The Illinois Department of Commerce and Economic Community (DCEO) subscribes to the Location One Information System (LOIS) to offer a computerized system that can help companies looking to expand or locate in Illinois search out specific information about available land and buildings. The system can search for a number of criteria, such as size of building, type of building, size of site on which building is located, ceiling height in building, rail spur availability, interstate highway access, utility services, zoning, etc. In addition, the system contains community profiles accessible that list such important data as

population, labor force, tax structure, occupational wage rates, educational attainment, transportation services, vocational training and other data.

The system is continually being expanded to better serve the needs of businesses. It currently contains information on more than 3,000 buildings and 2,300 sites, as well as data on all 102 counties and more than 1,200 Illinois communities. There is no charge to those using the system.

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## Comparative Commercial Building Costs for Selected Cities in 12 Leading Industrial States (U.S. Average per square foot = \$95.00)

| Area              | Approximate Bldg Cost per sq. ft. | Area                  | Approximate Bldg Cost per sq. ft. | Area                | Approximate Bldg Cost per sq. ft. | Area                 | Approximate Bldg Cost per sq. ft. |
|-------------------|-----------------------------------|-----------------------|-----------------------------------|---------------------|-----------------------------------|----------------------|-----------------------------------|
| <u>CALIFORNIA</u> |                                   | <u>NEW YORK</u>       |                                   | <u>OHIO</u>         |                                   | <u>TEXAS</u>         |                                   |
| Fresno            | \$ 102.41                         | Binghamton            | \$ 87.59                          | Akron               | \$ 92.91                          | Amarillo             | \$ 75.91                          |
| Los Angeles       | \$ 101.46                         | Buffalo               | \$ 97.00                          | Cincinnati          | \$ 88.92                          | Austin               | \$ 75.81                          |
| Oakland           | \$ 110.77                         | New York City         | \$ 125.78                         | Cleveland           | \$ 96.05                          | Beaumont             | \$ 77.52                          |
| San Diego         | \$ 99.18                          | Rochester             | \$ 92.82                          | Columbus            | \$ 89.78                          | Dallas               | \$ 80.09                          |
| San Francisco     | \$ 116.09                         | Schenectady           | \$ 91.01                          | Dayton              | \$ 85.60                          | El Paso              | \$ 72.77                          |
| Santa Barbara     | \$ 100.80                         | Syracuse              | \$ 90.44                          | Toledo              | \$ 93.77                          | Fort Worth           | \$ 77.33                          |
| Van Nuys          | \$ 100.51                         | White Plains          | \$ 110.20                         | Youngstown          | \$ 91.20                          | Houston              | \$ 82.84                          |
| <u>ILLINOIS</u>   |                                   | <u>MICHIGAN</u>       |                                   | <u>PENNSYLVANIA</u> |                                   | <u>NEW JERSEY</u>    |                                   |
| Centralia         | \$ 90.54                          | Detroit               | \$ 101.65                         | Allentown           | \$ 94.43                          | Atlantic City        | \$ 101.08                         |
| Chicago           | \$ 106.02                         | Flint                 | \$ 91.68                          | Erie                | \$ 90.35                          | Camden               | \$ 101.56                         |
| Peoria            | \$ 95.10                          | Grand Rapids          | \$ 79.99                          | Harrisburg          | \$ 90.73                          | Jersey City          | \$ 104.79                         |
| Quincy            | \$ 90.73                          | Kalamazoo             | \$ 86.26                          | Philadelphia        | \$ 107.92                         | Newark               | \$ 105.55                         |
| Rockford          | \$ 97.66                          | Lansing               | \$ 91.58                          | Pittsburgh          | \$ 94.91                          | Trenton              | \$ 103.17                         |
| Springfield       | \$ 92.91                          | Saginaw               | \$ 90.25                          | Reading             | \$ 93.67                          | Vineland             | \$ 101.46                         |
| <u>MISSOURI</u>   |                                   | <u>NORTH CAROLINA</u> |                                   | <u>INDIANA</u>      |                                   | <u>MASSACHUSETTS</u> |                                   |
| Columbia          | \$ 88.26                          | Asheville             | \$ 70.78                          | Bloomington         | \$ 85.79                          | Boston               | \$ 109.63                         |
| Joplin            | \$ 80.94                          | Charlotte             | \$ 71.54                          | Evansville          | \$ 86.93                          | Lawrence             | \$ 104.69                         |
| Kansas City       | \$ 98.23                          | Durham                | \$ 72.49                          | Fort Wayne          | \$ 84.08                          | New Bedford          | \$ 102.98                         |
| St. Joseph        | \$ 90.54                          | Greensboro            | \$ 72.49                          | Gary                | \$ 92.25                          | Pittsfield           | \$ 95.57                          |
| St. Louis         | \$ 97.00                          | Raleigh               | \$ 72.49                          | Indianapolis        | \$ 89.49                          | Springfield          | \$ 97.57                          |
| Springfield       | \$ 83.03                          | Winston Salem         | \$ 71.92                          | South Bend          | \$ 84.93                          | Worcester            | \$ 103.17                         |

Source: R. S. Means, Building Construction Cost Data 2005 Calculations by DCEO

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