

Size (SF)

125,000

Building Construction Cost Estimates	Northern NJ		Long Island		% Cost Delta
	Estimate	\$/SF	Estimate	\$/SF	
Site Development	\$3,875,000	\$31.00	\$5,000,000	\$40.00	29%
Concrete	\$1,062,500	\$8.50	\$1,250,000	\$10.00	18%
Precast	\$2,375,000	\$19.00	\$3,375,000	\$27.00	42%
Steel	\$2,250,000	\$18.00	\$3,125,000	\$25.00	39%
Roofing	\$812,500	\$6.50	\$1,125,000	\$9.00	38%
Overhead Doors/Dock	\$437,500	\$3.50	\$500,000	\$4.00	14%
Fire Protection	\$500,000	\$4.00	\$625,000	\$5.00	25%
Doors & Windows	\$187,500	\$1.50	\$250,000	\$2.00	33%
Finishes	\$125,000	\$1.00	\$125,000	\$1.00	0%
Electrical/HVAC/Plumbing	\$1,000,000	\$8.00	\$1,250,000	\$10.00	25%
Other Bldg Construction Costs	\$2,250,000	\$18.00	\$2,750,000	\$22.00	22%
TI Allowance	\$750,000	\$6.00	\$1,000,000	\$8.00	33%
Soft Costs	\$3,375,000	\$27.00	\$4,375,000	\$35.00	30%
<b>Total Construction Costs</b>	<b>\$19,000,000</b>	<b>\$152.00</b>	<b>\$24,750,000</b>	<b>\$198.00</b>	<b>30%</b>