

Industrial Property Cost Comparison

Capital Costs	City Of Calgary	Tour Blue
Land Cost (10 Acres)	7,500,000	3,250,000
Building cost (30,000 FT ²)	5,100,000	5,100,000
Total Capital Investment		
Savings: Tour Blue (\$)		4,250,000
Savings: Tour Blue (%)		56%
Operational Costs		
taxes		
Property tax (2021 est)	277,473	97,447 EST.
Tax Rate (2021 est)	2.06076%	1.26395%
Utilities		
Electricity - Utility Costs	30,600	30,600
Electricity - YYC Franchise fee	3,400	-
Gas- Utility Costs	10,800	10-800
Gas- YYC Franchise fee	1,200	-
Waste / Wastewater / Drainage	2,300	9,100
Total Operating cost per year	325,773	147,947
Total operating cost per sq.ft	\$10.68	\$4.93
Savings: Origin (\$ per sq.ft)		5.93
Savings: Origin (\$ per year)		\$177,826
Savings: Origin (% per year)		55%

For a 30,000 sq.ft Facility on 10 acres located within Tour Blue Developments

Saves you:

4,250,000

or 36.6% in upfront Capital Costs



\$177,826

or 55% per year in Operating Costs
(save %5.93/sp.ft in Annual Op Costs)

