

Industrial/Office Comps

Name	Address	LU	Built	Assessed Year	Assessed Value	Value bef construct (VBC)	Year (VBC)	Land After	Acreage	Devel Acreage	AV/ Devel Acre	Building	Gross Bldg (sf)	AV/Bldg (sf)	Developable?
Providence Corp. Ctr.	400 Campus Dr, Upper Providence	Office, Multistory, 50000-100000 sf	2003	2017	\$ 6,699,560	\$ 192,830	2003	\$ 288,670	5.54	5.26	\$ 1,272,955	\$ 6,410,890	83,412	\$ 76.86	95%
Limerick Airport Industrial Park	103 Commerce Ct, Limerick	Industrial: 1-story whouse/manu up to 15,000 sf	2003	2012	\$ 644,000	\$ 163,100	2002	\$ 163,090	2.26	2.26	\$ 284,957	\$ 481,310	14,815	\$ 32.49	100%
Alcom	140 Christopher La, Lower Salford	Industrial: 1-story whouse/manu up to 100,000+sf	2000	2010	\$ 3,500,000	\$ 77,540	1998	\$ 422,650	9.04	9.04	\$ 387,168	\$ 3,077,350	124,480	\$ 24.72	100%
Almac	25 Fretz Rd, Lower Salford	Office, Warehouse	2010	2017	\$ 14,409,170	\$ 624,860	2008	\$ 1,181,790	38.80	32.98	\$ 436,906	\$ 13,227,380	211,561	\$ 62.52	85%
Colorcon	275 Ruth Rd, Lower Salford	Office	2009	2016	\$ 6,025,790	\$ 376,410	1997	\$ 579,170	24.28	24.28	\$ 248,179	\$ 5,446,620	90,053	\$ 60.48	100%

									79.92	73.82		Building			
	Property Before				\$ 1,434,740						\$ 19,435 per Dev Ac		Average	\$ 51.41	
	Property After							\$ 2,635,370			\$ 35,699 per Dev Ac		Median	\$ 60.48	
	Increase in Land Val										84%				