



A study conducted by the respected development advisors and Foote Consulting Group found that a distribution center sited in the northwest would have lower annual operating costs in Eastern Oregon than in Portland, Tacoma, Boise or Sacramento. Assumptions for the study include 500 employees, 825,000 square foot building, and \$25,000,000 in annual sales. The chart below summarizes the study's findings – contact one of our economic development professionals for a more detailed review of the analysis.

Annual Operating Costs for a DC Location in the NW					
	Portland	East Oregon	Sacramento	Boise	Tacoma
Labor Cost	\$19,597,139	\$18,094,363	\$20,650,886	\$21,188,370	\$21,553,231
Land & Building Payment	\$5,892,318	\$1,688,399	\$7,560,654	\$3,829,182	\$2,849,342
Property Taxes	\$1,445,576	\$713,783	\$1,108,388	\$1,069,885	\$640,444
Federal & State Taxes	\$2,080,000	\$2,080,000	\$2,192,000	\$2,120,000	\$1,774,200
Special Fees & Assessments	-	-	\$10,017,000	-	-
Online Sales Tax	-	-	\$362,500	\$300,000	\$494,625
Electrical Power Cost	\$888,000	\$820,560	\$1,166,400	\$1,236,000	\$577,200
Freight Costs	\$12,659,686	\$13,673,545	\$14,040,348	\$17,492,845	\$14,799,327
Total Annual Operating Costs	\$42,562,719	\$37,070,650	\$57,098,176	\$47,236,282	\$42,688,369

