

UTILITY ACCOUNTING SERVICES

Enterprise Utility Benchmarks 2026

How does your utility spend compare to similar organizations? This report presents utility cost and energy intensity benchmarks across six enterprise sectors — drawn from Sagiliti's portfolio of 2,700+ managed locations and supplemented with publicly available energy data. Use these numbers to identify where your portfolio may be over-spending relative to peers.

How to use this data

Benchmarks are directional tools, not definitive verdicts. Climate, building age, operational intensity, and utility rate geography all affect your numbers. A facility spending significantly above benchmark warrants investigation — but so does one spending well below, which may indicate missing data or an incomplete billing picture.

The most valuable benchmark comparison is against your own portfolio: which of your sites are outliers, and why?

Electricity cost benchmarks by sector

SECTOR	AVG. \$/SQ FT/YR	AVG. KWH/SQ FT/YR	TOP-QUARTILE TARGET
Commercial real estate	\$1.80–\$2.60 Class A office, full-service	18–24 kWh	Below \$1.60/sq ft
Retail chains	\$2.20–\$3.40 Per location, varies by format	22–38 kWh	Below \$2.00/sq ft
Healthcare	\$3.50–\$5.80 Hospital and outpatient mix	32–55 kWh	Below \$3.20/sq ft
Industrial manufacturing	\$0.90–\$2.10 Per sq ft; wide range by process intensity	40–120 kWh	Below \$0.80/sq ft
Medtech / Life sciences	\$4.20–\$7.50 Lab and cleanroom environments	55–130 kWh	Below \$4.00/sq ft
Warehousing & logistics	\$0.40–\$0.90 Ambient; refrigerated is 3–5x higher	4–12 kWh	Below \$0.35/sq ft

Geographic adjustment note

These benchmarks reflect national averages. Regional electricity rates vary significantly — industrial rates in the Pacific Northwest average \$0.065/kWh, while commercial rates in New England average \$0.19/kWh. A facility in Connecticut will always spend more per kWh than an equivalent one in Washington state. Adjust comparisons accordingly and use regional peers when possible.

Natural gas benchmarks

SECTOR	AVG. \$/SQ FT/YR	AVG. THERMS/SQ FT/YR	KEY DRIVER
Commercial office	\$0.35–\$0.65	0.8–1.4 therms	HVAC heating load
Healthcare	\$0.60–\$1.20	1.2–2.8 therms	Steam sterilization, hot water
Industrial manufacturing	\$0.80–\$3.50	2.0–9.0 therms	Process heat, dryers, furnaces
Retail	\$0.20–\$0.55	0.4–1.1 therms	Space heating, water heating

What drives above-benchmark utility spend

Wrong tariff classification

Accounts on general service rates that qualify for large commercial or industrial rates consistently appear above benchmark. Rate misclassification is the single most common driver of inflated unit costs.

Uncontested demand peaks

One equipment fault or HVAC runaway event can inflate a demand ratchet billing for up to 11 months. Sites that experienced anomalous peaks without recovery action will show above-benchmark demand costs.

Aging HVAC and controls

Buildings with outdated building automation systems or deferred HVAC maintenance consistently run 15–30% above peer benchmarks on electricity consumption. Equipment runtime and setpoint control are the primary levers.

Unmonitored subtenants or shared meters

Shared-meter buildings where subtenant consumption is not separately measured — or not fully recovered through CAM reconciliation — inflate the landlord's benchmark figures without corresponding operational causes.

Below-benchmark isn't always good news. A site spending significantly below sector benchmark may indicate incomplete billing — missing invoices, accounts not captured in your data, or meters that aren't being tracked. Always verify data completeness before concluding a site is performing well.

Data reflects Sagiliti portfolio averages and publicly available EIA and EPA ENERGY STAR benchmarks for 2024–2026. Individual facility results will vary based on geography, vintage, occupancy, and operational profile. Not intended as a guarantee of savings or a substitute for site-specific analysis.