

# Data Center Modular Design Pricing



## Overview

A 2025 US development cost guide from Cushman & Wakefield reports facility construction costs clustering around \$9.0M per MW of critical load across major US markets, with an average near \$11. This excludes owner-furnished items and tenant costs – so it's a construction-oriented view. What Is the Average Data Center Buildout Cost in 2026?

Data center buildout costs depend heavily on factors like facility size, geographic location, tier classification, and the workload type. Every project is different, but the industry has reliable cost benchmarks you can use as a starting point.

**PREFABRICATED VS. TRADITIONAL DATA CENTER COST CALCULATOR** Your actual cost depends mostly on power availability, land, redundancy level, and MEP scope, with electrical systems taking 40% to 45% of spend and cooling adding 15% to 20%. Brownfield projects can trim costs by 10% to 15%, while Tier IV and AI-heavy builds can push budgets far higher as. Data centers aren't cheap to build, but what drives the cost?

This article outlines a full breakdown for a mid-sized (5,000 sq ft, ~800 kW load) Tier II/Tier III data center. From land acquisition to lighting OpEx, every line item is laid bare to help planners, project managers, and CFOs make. Hear from ENCOR's Chief Growth Officer Jeff Howell, as he explains the largest expense and most common mistake made with companies renting server space. By utilizing modular designs, data centers gain the ability to scale up or down with flexibility, which ensures optimal expenditure.

## Article Content

### The Complete Guide to Modular Data Center Solutions

Modular data centers can deliver all of the same benefits as brick-and-mortar data centers, but there are still many misconceptions about them, including design and installation.

#### Prefabricated modular solutions

This transition offers rapid and efficient design, augmented risk management, and cost predictability through factory integration. Modular data centers assure

### Modular Data Centers That Propel Innovation

The traditional data center tipping point While advancements in artificial intelligence, edge and high-performance computing help drive innovation across industries, they also put the squeeze on

### Data Center Cost Breakdown: Full CapEx & OpEx

This article outlines a full breakdown for a mid-sized (5,000 sq ft, ~800 kW load) Tier II/Tier III data center. From land acquisition to lighting OpEx,

### Data Center Construction Cost Guide

Evaluating energy efficiency and modular design early won't eliminate cost pressure, but it can improve budget predictability, shorten delivery schedules, and tighten your control over per-MW economics.

### Modular Data Centers: Prefabricated Containers and

Modular data centers serve two key purposes: they allow for potential savings of time and cost during the construction and deployment of a

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### Understanding Data Center Pricing Models: A

Unlock the secrets of data center pricing models with our comprehensive guide. Learn about colocation, metered power, and managed

### DataHub | AI & Data Context Management Platform

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### Prefabricated vs. Traditional Data Center Cost Calculator

Compare costs of prefabricated and traditional data centers with this calculator to make informed decisions for your data center projects.

Modular Data Centers: What They Are and What They

Or, you can deploy a modular data center composed of prefabricated components that are shipped and installed with relative ease and speed. This

The Modular Data Center Ultimate Guide

A modular data center is a quick, flexible, and cost-effective way to boost your data storage. Using prefabricated

Modular Data Centers: An Executives Guide

Modular data centers are a very specific type of modular building and are one of the most affordable and effective ways to get additional computing power. These

What Does It Cost to Build a Data Center in 2026?

Cost to Build a Data Center in 2026, including pricing per MW, key cost drivers, and ROI strategies to build faster, smarter, and more efficiently.

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Data Center Buildout Cost: Complete Pricing Guide

Data center buildout costs depend heavily on factors like facility size, geographic location, tier classification, and the workload type. Every project is different, but the industry has

Breaking Down Data Center Cost: Building vs.

Wondering about Data Center Cost? Looking to build a data center? This article breaks down the main expenses, from building your own facility to outsourcing.

Modular Data Centers: Prefabricated Containers and

Modular data centers are pre-engineered, prefabricated, and standardized buildings, equipped with power and cooling, that house servers

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## Modular Data Center Cost: CAPEX, OPEX & Timeline Drivers

This piece breaks down the cost drivers that actually move the needle - on CAPEX, on OPEX, and on timeline. By the end, you'll know what questions to ask before engaging any modular

## Exploring Modular Data Centers: Benefits, Design, And

Understand the benefits and design considerations of modular data centers, including deployment strategies and case studies.

## Data Center Buildout Cost: Complete Pricing Guide

Turnkey Data Center: A single vendor manages initial design and all the way through to final handover. No juggling multiple contractors or workstreams. Best For: Simplicity and a single

## Contact Us

For more information, pricing, or custom solutions, please contact us:

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