

# North America Commercial Facility Maintenance Market Size, Share & Trends Analysis Report By Service Type (Exterior, Interior), By Execution (Self-perform, Outsourced), By Application, By Country, And Segment Forecasts, 2024 - 2030

<https://marketpublishers.com/r/NAC1224C551AEN.html>

Date: May 2024

Pages: 152

Price: US\$ 5,950.00 (Single User License)

ID: NAC1224C551AEN

## Abstracts

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### North America Commercial Facility Maintenance Market Growth & Trends

The North America commercial facility maintenance market size is anticipated to reach USD 202.41 billion by 2030, registering a CAGR of 4.1% from 2024 to 2030, according to a new report by Grand View Research, Inc. The growing commercial sector, coupled with a rising preference for outsourcing commercial facility maintenance in the U.S., are expected to drive the market demand for North America commercial facility maintenance market over the forecast period.

According to the U.S. Census Bureau, construction spending reached USD 2,096.0 billion in 2023, marking a significant increase of 9.0% compared to the USD 1,840.9 billion spent in 2022. Within this, private construction expenditures totaled USD 1,541.0 billion, representing a 4.7% rise from the USD 1,472.4 billion recorded in 2022. Meanwhile, public construction spending surged to USD 437.7 billion in 2023, marking a substantial 16.3% increase from the USD 376.3 billion spent in 2022. This notable uptick in spending for commercial buildings can be attributed to evolving business demands, urbanization trends, rapid industrial expansion, and overall economic growth.

According to the Lodging Magazine Q3 2023 report, over 1,063 hotels are in the construction phase in the U.S., totaling 140,331 rooms. This number has increased by

4% in terms of rooms and by 8% in terms of projects compared to 2022. The lodging sector is expected to grow at a healthy rate owing to the significant changes in lending rates and increasing investment in new hotel constructions or renovations. According to the Lodging Magazine Q3 2023 report, over 1,063 hotels are in the construction phase in the U.S., totaling 140,331 rooms. This number has increased by 4% in terms of rooms and by 8% in terms of projects compared to 2022. These aforementioned factors are expected to drive the market demand for North America commercial facility maintenance market..

Moreover, the increasing number of increasing commercial facilities is anticipated to necessitate the need for maintenance, as upkeep is required to ensure optimal user experiences and operational efficiency. Additionally, These commercial facilities also require regular maintenance of amenities such as heating, ventilation, and air conditioning (HVAC) systems, plumbing, electrical infrastructure, and landscaping, among others. This is expected to significantly propel the demand for commercial maintenance services over the forecast period.

Commercial facility maintenance encompasses various types of maintenance activities aimed at preserving activities to preserve the functionality, safety, and appearance of commercial buildings and facilities. Primarily, there is a wide range of maintenance activities such as routine, preventive, emergency, landscaping & ground, electrical, security, and others. Preventive maintenance plays a major role in commercial facility maintenance as it involves scheduled inspections, servicing, and repairs designed to prevent equipment failure and prolong the lifespan of building systems and components. This also includes HVAC maintenance, plumbing inspections, and roof inspections to identify and address potential issues proactively, and roof inspections to identify and address potential issues proactively.

Manufacturers of North America commercial facility maintenance in the market are adopting several strategies, such as expansions, mergers & acquisitions, partnerships/collaborations, and service launches, to enhance market penetration. For instance, in February 2023, MCS360 completed the acquisition of Chain Store Maintenance, a prominent commercial facilities services firm. As part of this acquisition, the company's interior commercial facility services platform is expected to operate under the brand name Chain Store Maintenance, an MCS360 Company, providing the well-known core interior maintenance services previously offered by CSM. The exterior facility services remain under the MCS360 brand. The acquisition bolsters MCS360's network of service providers and self-performing service centers, thereby enhancing its ability to meet the diverse needs of its clientele.

## North America Commercial Facility Maintenance Market Report Highlights

Based on service type, exterior facility maintenance services held the highest market share and service type segment dominated the market in 2023. Exterior facility maintenance refers to the continuous process of keeping the external component of the commercial facility's exterior in good condition. Regular exterior maintenance can reduce costly repairs and significant damage to commercial property. An exterior building maintenance plan can prevent these costly repairs and damage to property by outlining the frequency of maintenance for each component of the building's exterior maintenance frequency for each building's exterior component.

During the winter season, the accumulation of snow on the hospital premises can make them inaccessible to patients & service providers and may disrupt their day-to-day functioning. Additionally, the number of patients visiting hospitals is high during this season, and the accumulation of snow increases the chance of accidents due to slippery surfaces. Hence, there is a frequent requirement for timely snow & ice removal from hospital premises during the winter season.

Interior facility maintenance refers to the management and maintenance of the interior aspects of a facility on the assigned premises. It involves different types of functions to ensure smooth, safe, and esthetic indoor spaces. A well-maintained commercial facility is energy-efficient and cost-effective to operate. Regular internal maintenance undertaken at various commercial facilities prolongs the lifespan of equipment used in the facility.

Based on application, The workspaces/office buildings dominated application segment led the market and held the highest revenue share in 2023 due to the need for both. Commercial facility maintenance of office buildings involves exterior and internal facility maintenance. Exterior facility maintenance involves commercial, including landscaping, parking maintenance, and snow & ice removal, which enhance the building's aesthetics. The aesthetics of commercial buildings represent the appearance of their structures.

In August 2023, CBRE reported that 65% of all office buildings had a leasing level of more than 90% in the second quarter of 2023. Similarly, 78% of the smaller buildings had a leasing level of more than 90% in the second quarter of

2023, and the overall U.S. office vacancy rate hit a 30-year high. Self-performed commercial facility maintenance is required to maintain these rental facilities. Hence, with growth in building leasing, the demand for self-performance is likely to witness growth over the forecast period.

In December 2023, ABM INDUSTRIES INCORPORATED extended its collaboration with LaGuardia Gateway Partners, the entity responsible for developing and managing LaGuardia Terminal B. ABM offered extensive integrated facility services, aiming to deliver top-notch to enhance traveler experiences at LaGuardia Terminal B through integrated facility services. This partnership is geared toward improving and sustaining the guest experience at Terminal B, taking operations to a higher level of strategic alignment aims to boost operational, efficiency, and dedication to sustainability, people, and community engagement.

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