




Tenant Sustainability Guide

[rexfordindustrial.com/esg](https://www.rexfordindustrial.com/esg)



Rexford is committed to building lasting value by integrating sustainability across our portfolio.

We implement strategies to reduce our environmental impact, while also partnering with our tenants to minimize the impact of their operations.

In this guide, we offer suggestions on how tenants can reduce their energy, water and waste footprints, while realizing long-term cost savings.

Our Property Operations team looks forward to supporting your sustainability initiatives.

Take Action to Reduce Your Environmental Footprint

1

Assess your consumption

Gather data to understand your site's energy, water and waste

2

Get your team on board

Employee buy-in is the key to sustainability

3

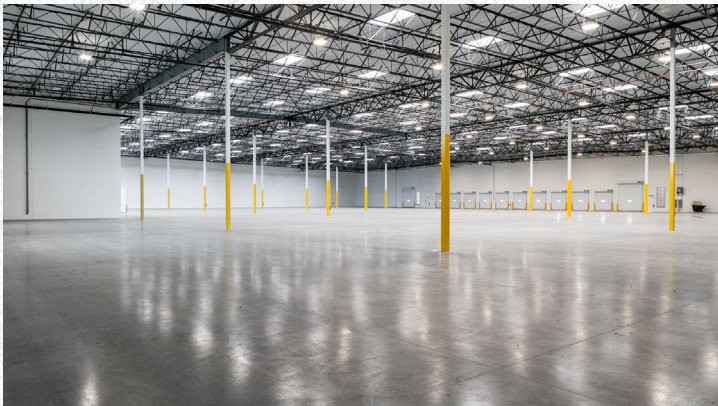
Set achievable goals

Create targets and plans informed by data to enhance sustainability and reduce costs



Learn more about Rexford's efforts to help drive sustainability and efficiency [here](#).

Energy and GHG Emissions Reduction Opportunities



Upgrade lighting

LEDs use 90% less energy than traditional bulbs and can last 15 times longer¹

Install programmable thermostats

Savings can be as much as 10% a year

Switch to electrical appliances

Electrical appliances can be powered by renewable energy sources, reducing emissions

Optimize HVAC efficiency with automatic controls

Optimal start/stop, water resets, P.M. setback and setup, P.M. purge and A.M. warm-up

Use occupancy sensors to turn off lighting

Coordinate with Rexford on a HVAC Preventative Maintenance Program

Keep exterior doors closed when running the HVAC system

Check seals at windows and doors

Power down electronic devices when not in use

1. Source: https://www.energystar.gov/products/light_bulbs/learn-about-led-lighting

Energy and GHG Emissions Reduction Opportunities

Track and analyze energy and emissions metrics

Use a carbon calculator to understand your current GHG footprint

Purchase ENERGY STAR products

Use a fuel-efficient fleet
Prioritize hybrid and electric vehicles

Limit after-hours use of energy
Consider indoor cleaning during business hours to reduce lighting needs

Switch to renewable energy
Contact Rexford Property Operations to learn how



Additional Resources

[Energy Efficiency in Existing Buildings](#)
[Saving Energy in Commercial Buildings](#)
[Resources to Save Energy and Free up Business Cash](#)
[Incentives to Save Energy](#)
[Checklists of Energy-Saving Measures](#)

Public and private support may be available. Contact Rexford for sustainability assistance on-site.





Contact Property Operations to collaborate on installing water-conserving irrigation systems and drought tolerant landscaping.

Water Reduction Opportunities

Install sensors to control water fixtures

Assess current water usage, do a water audit and create a water conservation plan

Install ENERGY STAR or WaterSense certified products, which are 20% more efficient than conventional models

Inspect water-consuming systems for leaks

Upgrade to high-efficiency fixtures such as aerated faucet heads

Turn off cooling units when not in use to save water and energy

Additional Resources

[22 Ways to Save Water \(and Money\)](#)

[Reduce Water Consumption in Industry](#)

[California Water Regulation](#)



Waste Reduction and Recycling Opportunities

Conduct a waste assessment, track your waste and develop a reduction program

Conserve and source materials efficiently

Look for reusable products and packaging

Adopt a paperless policy

Additional Resources

[Managing and Reducing Wastes: A Guide for Commercial Buildings](#)



Find out what collection systems are available to your organization.

Understand which materials can be recycled or composted and ensure proper disposal methods for non-recyclable items.



Contact Property Operations or visit the [tenant portal](#) for more information on how to meet your sustainability goals.

Employee Wellness Opportunities

Employee health and wellbeing assessments

Provide health and safety training for all employees

Utilize Integrated Pest Management to reduce the use of pest control chemicals

Prohibit smoking near the building and entrances

Implement a green cleaning policy to reduce use of dangerous chemicals and improve air quality

Coordinate with Property Operations to maintain indoor building systems to optimize air quality





**Rexford
Industrial**

Thank you

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