



# 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

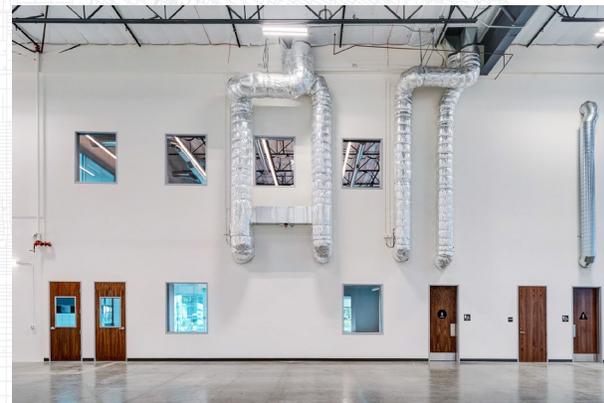
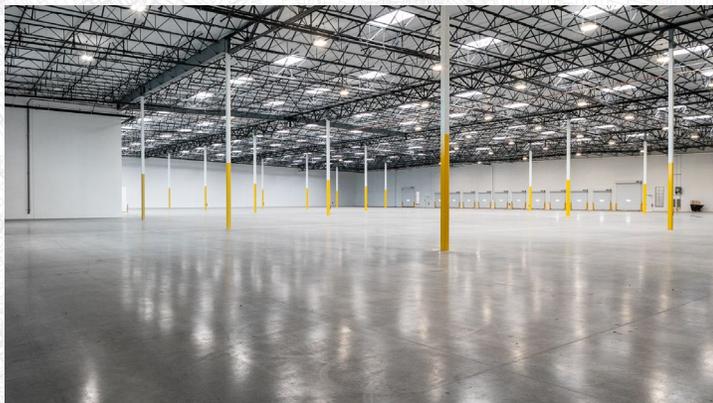
## Set achievable goals

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 longer<sup>1</sup>

## 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](https://www.energystar.gov/products/light_bulbs/learn-about-led-lighting)

# Energy and GHG Emissions Reduction Opportunities

**Track and analyze energy and emissions metrics**

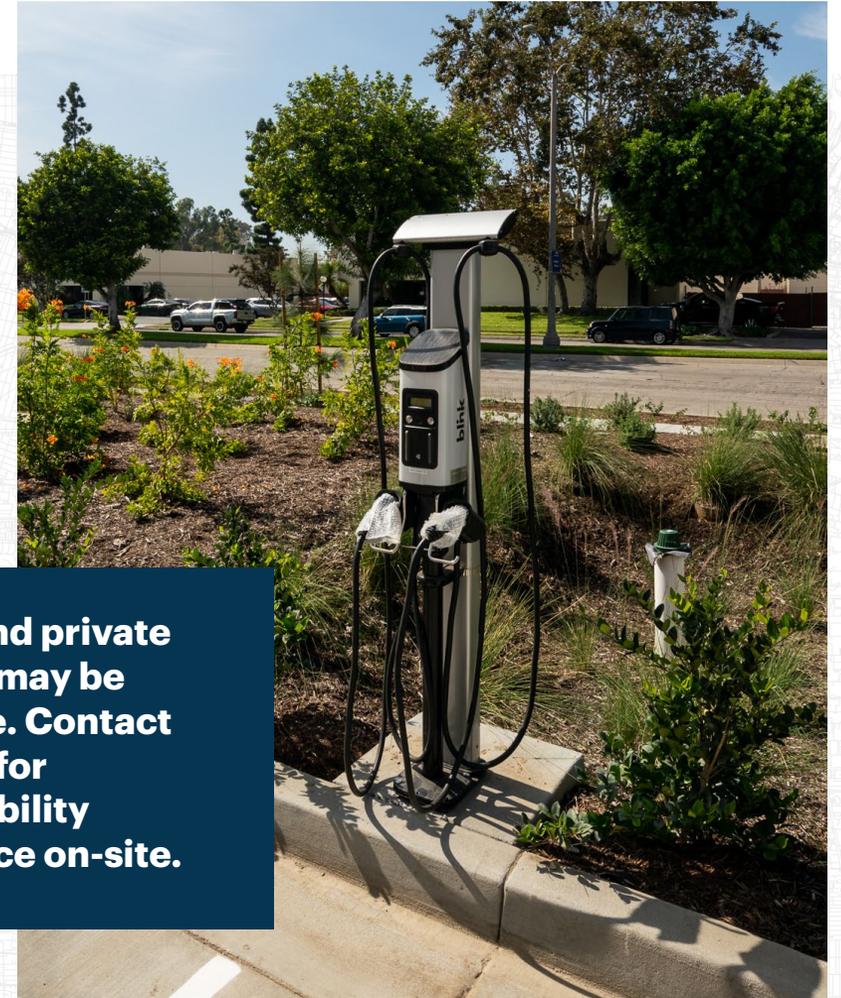
**Use a carbon calculator to understand your current GHG footprint**

**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.**

# Water Reduction Opportunities

**Install sensors to control water fixtures**

**Inspect water-consuming systems for leaks**

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

**Upgrade to high-efficiency fixtures such as aerated faucet heads**

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

**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](#)



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



# 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  
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# Thank you

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