



PROPERTY SOLUTIONS

PROJECT: INDUSTRIAL WAREHOUSE ENERGY UPGRADE | WARREN COUNTY, NJ

PROPERTY PROFILE AND PROJECT SCOPE:

A 450,000 sq ft warehouse in Warren County, NJ, optimized for large storage, reduced operating costs by implementing high-efficiency lighting and using New Jersey's SmartStart Buildings energy incentives.

For optimal energy efficiency, the client collaborated with STRATCO Property Solutions from the start. STRATCO spearheaded strategic planning and incentive coordination.



STRATCO'S ROLE:

The Challenge:

A developer of a large industrial warehouse in Warren County, NJ, required assistance with New Jersey's energy codes and clean energy incentives. Without in-house expertise on high-efficiency lighting and rebates, they risked losing significant incentives.

The STRATCO Solution:

STRATCO partnered with the client early in the design phase to:

- Meet New Jersey's SmartStart Program requirements
- Review qualifying fixture specifications
- Manage the incentive application process
- Secure over \$160,000 in incentives

STRATCO expertly navigated deadline pressures and specification changes, providing comprehensive documentation, compliance, and communication with New Jersey officials, ensuring a smooth process. We lowered construction costs and met sustainability goals with SmartStart Buildings incentives. Early planning resulted in environmental and financial benefits.

RESULTS:

- Total Incentives Secured: \$160,823.08
- Interior Lighting: Approximately 482,392 kWh per year
- Exterior Lighting: Approximately 81,172 kWh per year

CONTACT US



robert@stratcoproperty.com



516-835-3015



469 7th Avenue, 12th Floor, New York, NY 10018