

Case Study Report



Project Identification

Customer: Commerce Park Bldg. #3
Location: Whitestown, Indiana

Design Specifications

Facility Warehouse 440,000' x 36' High
Winter Operation 70° – 0°



Project Challenge:

Commerce Park Bldg. #3 is a 440,000' speculative distribution warehouse in Whitestown, IN. The building developer wanted this facility to maintain 70°-0° in winter months, able to house 1 or 4 separate tenants and use minimal utilities while the building is unoccupied.

Equipment Solution:

Air Energy provided (8) ER-242-800s + (4) 24" x 36" Intake Hoods to meet ASHRAE 62.1 fresh air code. The Intake Hoods remain closed during the unoccupied operation eliminating the need to heat outside air. By installing The Rack Units + Hoods with occupied/unoccupied operation setting, **Building 3 reduced utility costs by \$.22/sf**



Results of Rack System:

Building #3 experienced Annual Savings totaling **\$86,482**:

- Electrical – 215,653 kWh at \$.10/kWh
- Natural Gas – 86,556 therms at \$.75/therm

Carbon Footprint Reduction: 660 tons of CO2 emissions annually

Commerce Park Developer received verified Vectren Rebate:

- Vectren – Natural Gas: **\$75,000**

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