

Ironhorn Enterprises saved nearly \$40,500 annually on commercial facility lighting with a TVA EnergyRight® LED upgrade.

Ironhorn Enterprises, a real estate company owning commercial and industrial facilities, partnered with TVA EnergyRight and Oak Ridge Electric Department to replace outdated light fixtures with LED high bays in a newly-purchased warehouse. The upgrade resulted in a 235% yearly energy ROI and a secured lease agreement.

THE CHALLENGE

A warehouse purchased by Ironhorn Enterprises for a rental client relied on outdated 1,000-watt metal halide light fixtures. Concerns about resulting energy costs made the prospective renter hesitant to sign a lease.

THE SOLUTION

With the help of a TVA EnergyRight lighting incentive, Ironhorse replaced 110 existing fixtures with 300-watt LED high bays, reducing project cost by \$28,205 and accelerating return on investment.

THE IMPACT

The LED lighting upgrade resulted in a nearly \$40,500 savings in annual energy costs, and a newly signed lease. The update reduced annual energy use by 317,639 kWh, enough to power more than 30 homes annually, while delivering nearly \$405,000 in projected savings over 10 years.

PROJECT PAYBACK PERIOD:

70% faster
with TVA EnergyRight incentives.

INCENTIVE AMOUNT:
\$28,205

ANNUAL COST SAVINGS:
\$40,499

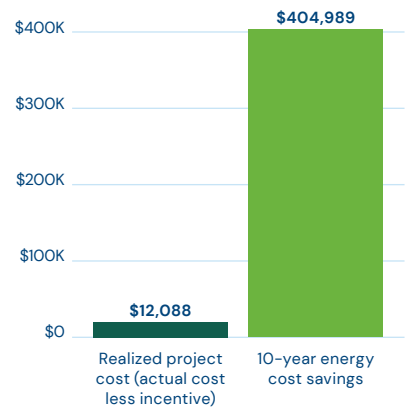
ANNUAL ENERGY SAVINGS:
317,639 kWh

PROJECT COST:
\$40,293

PAYBACK PERIOD:
3.6 months

10-YEAR ANTICIPATED ROI:
3,250%

ONE-TIME INVESTMENT.
BIG RETURNS.



See how TVA EnergyRight incentives can help power your next efficiency upgrade.



To connect with a TVA Energy Expert, submit the form at EnergyRight.com/business-industry/energy-expert



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