



Building Case Study

Building Sustainable Performance in Industrial Buildings with the BOMA 360 Program

The BOMA 360 Performance Program is helping industrial buildings across the U.S. elevate operational excellence, sustainability, and community impact. With participating properties in the BOMA 360 Program, on average, exceeding 745,000 square feet, these properties benefit from the program's framework to meet industry best practices.*

**Figures reflect active buildings in December 2025*





Today's industrial market is being reshaped by a new "revolution" fueled by a growing appetite for smarter, more sustainable buildings.

One aspect in particular is top of mind—power. Power capacity, resiliency and cost are all key differentiators in what has become a more competitive industrial market, with both tenants and investors gravitating to high-performing, energy-efficient buildings.

A recent JLL study found that 90% of respondents said they would pay a premium for sites with reliable energy infrastructure, a clear change in how occupiers evaluate locations. Additionally, with 40% of global carbon emissions associated with buildings, and another 20% coming from transportation, industrial facilities are uniquely positioned to have a significant impact on advancing sustainability.

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The BOMA 360 Performance Program is a globally recognized standard that highlights operational distinction across six critical areas: building operations and management, life safety and security, training and education, energy, environmental/sustainability, and tenant relations/community involvement. Attaining this designation not only demonstrates high performance but it also enhances your property's value and reputation within the industry. This case study examines how two industrial buildings used the BOMA 360 program as a framework for achieving energy efficiency, invaluable upgrades, and tenant satisfaction.



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Sustainability Performance Results

Kurv South Bay II in Los Angeles is located on a previously developed site that has preserved greenfield areas and natural habitats. Owned by Kurv Industrial, the LEED Gold



building incorporates numerous sustainability features and initiatives that include:

- **Water:** The building's plumbing fixtures reduce indoor water use by 44%. The site's landscape design, including both the drought-tolerant native/adapted plant species and irrigation system, reduces outdoor water consumption by 53%.
- **Energy:** The building utilizes skylights, which provide ambient daylight and reduce the lighting power density (LPD), as well as high-efficiency LEDs and lighting control sensors.
- **Materials and Resources:** The construction waste management plan diverted and recycled at least 50% of construction waste and debris, which reduced the need to place usable materials in landfills.

Gateway Commerce Park is a BOMA BEST-certified, premier Class A industrial and logistics development in Miami Gardens, Florida that is owned and managed by EastGroup Properties. The development spans approximately 59 acres and consists of five state-of-the-art industrial warehouse buildings totaling approximately 850,000 square feet.

Gateway Commerce Park was developed with a focus on operational efficiency, accessibility, and tenant flexibility, and it continues to distinguish itself through operational excellence, sustainability initiatives, and proactive property management practices. Examples of its sustainability initiatives include:

- Participation in the Miami-Dade County Building Efficiency 305 Challenge
- Solar Cool reflective hurricane impact glass
- Energy Star HVAC units Seer 14 + with programmable thermostats
- Water-efficient irrigation systems using rain sensors and reclaimed water, as well as native and drought-tolerant landscaping
- An onsite beehive that supports pollinators

ROI from Upgrades or Improvements

Kurv South Bay II achieved significant sustainability outcomes that enhanced building performance and reduced water and energy consumption and waste.

- Project design and initiatives reduced total project/site potable water use by 58%.
- Energy-efficient design features, including skylights, LEDs, and lighting control sensors, have resulted in a 41% reduction in annual energy consumption.
- The project has an embodied carbon of 4,504,818 Kg CO₂e/m², showing a 11% reduction in global warming potential (GWP) compared to the baseline, and an overall 11% reduction.

Gateway Commerce Park's consistent recognition within the industrial real estate sector demonstrates its commitment to best-in-class operations and long-term asset performance. The building has received numerous awards and industry recognitions that include:

- ENERGY STAR certification – Buildings 1, 2 and 3
- BOMA 360 Certified (2022-2027)
- **BOMA BEST** Sustainable Silver certification
- Recipient of four BOMA Miami-Dade TOBY Choice Awards – Industrial Category (2021 and 2024) and Earth Category (2022 and 2023)
- Recipient of the BOMA Southern Region TOBY Award – Industrial Category (2021 and 2025)
- Recipient of the BOMA International TOBY Award – Industrial Category (2025)

Community Involvement & Occupant Satisfaction

Indoor air quality (IAQ) is a key factor in tenant satisfaction. **Kurv South Bay II** designed its ventilation system to comply with ASHRAE Standard 62.1-2010. This standard requires that the building provides a minimum amount of outdoor air to the building in order to maintain good indoor air quality, as well as keep occupants comfortable and healthy. Wall systems inside the building's weatherproofing system also comply with multiple regulatory requirements and applicable volatile organic compound (VOC) limits.

Gateway Commerce Park is currently 100% occupied and has built a strong sense of community among its tenants, who regularly attend tenant events. Based on tenant survey feedback, the property has earned recognition in EastGroup's internal competitions for tenant relations, property appearance, and overall team performance.

Gateway Commerce Park also has contributed significantly to economic growth and employment in the region, including supporting local minority-owned vendors and contractors. The development has contributed more than \$8 million in tax revenue and impact fees to Miami-Dade County and surrounding municipalities. Additionally, the property management team participates in local outreach programs, including school supply drives and sustainability awareness initiatives within the South Florida community.