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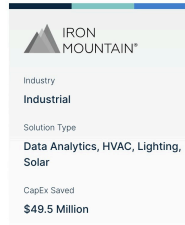
Iron Mountain saves \$101.7M with 10-year facility modernization program

**Redaptive +
Iron Mountain****382**

Total facilities modernized

310,000

Pieces of equipment replaced



Challenge

Iron Mountain manages a vast portfolio of real estate, including records storage facilities, data centers, and office sites spanning dozens of countries.

In 2016, the VP of Global Facility Management was tasked with reducing operating costs and developing programs to achieve Iron Mountain's corporate emissions mandate: net-zero GHG emissions by 2040. Energy efficiency was the clearest lever, but scaling a modernization program across a global portfolio required outside expertise and a funding model that didn't rely on CapEx.

Desired outcome:

A scalable facility modernization program delivering operating cost reductions and emissions savings across Iron Mountain's portfolio without requiring CapEx.

Solution

Recommended by Iron Mountain's property management partner, Redaptive stepped in to design, fund, and deliver a portfolio-wide modernization program. The model enabled Iron Mountain to fund energy upgrades from its OpEx budget without using capital, providing a path to modernize hundreds of facilities that CapEx constraints had kept out of reach.

The program began with a lighting pilot to validate the model before expanding into a comprehensive, multi-measure initiative. Under a single master agreement with standardized terms, the partnership scaled to 382 facilities across five countries, delivering LED, HVAC, and solar upgrades without competing for capital or taking on new debt.

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Impact

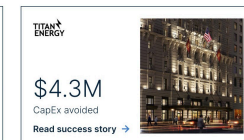
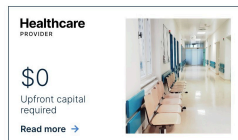
What began as a pilot grew into a decade-long partnership that has fundamentally changed how Iron Mountain manages its built environment. Today, the global initiative is projected to deliver \$101.7 million in gross energy and maintenance savings over the program term.

With Redaptive's partnership, Iron Mountain preserved \$45.9 million in capital, avoided 206,000 MT of CO₂e, and is on track toward its net-zero emissions target by 2040.

206,000MT of CO₂e avoided over 10 years**\$101.7M**

10-year gross energy and maintenance savings

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