



CASE STUDY

Schnitzer Properties Trade Place Commerce Center (TPCC)

LIGHT- INDUSTRIAL PROPERTY

CHALLENGE

TPCC is a light industrial property, faced challenges managing diverse waste streams while maintaining compliance with state regulations AB 341 and SB 1383. With multiple tenants and high-volume operations, overflow, contamination, and rising service costs were persistent concerns.

SOLUTIONS

WNC partnered with property management to bring clarity and control to their waste operations. Our team:

- Evaluated onsite infrastructure, bin layouts, and service levels to match operational needs.
- Tracked hauling data and audited invoices to identify opportunities for right-sizing services and reducing costs.
- Provided tenant education, practical guidance, and clear signage to improve recycling and organics diversion.

RESULTS

- Full compliance with AB 341, SB 1383, and local ordinances
- Cost savings of over \$33K since March 2025
- Reduced contamination and prevented bin overflows.
- Optimized hauling frequency and service costs without disrupting tenant operations.
- Improved tenant engagement in recycling and organics programs, creating a smoother, more efficient operational workflow.