

How to Choose the Best Basement Dehumidifier for 1200 Sq. Ft.

If you are bothered by the muggy, dank, fuggy, musty, wet, moist, or mildewy feel in the air of your 1200 Sq. Ft. basement, a commercial dehumidifier, is the best solution. Instantly, you will get relief from this moist environment in your home's or commercial building's basement or cellar. More importantly, a commercial dehumidifier comes with many benefits, but the way it removes that persistent musty smell is worth mentioning here.

It's also worth noting that damp and dark spaces are a perfect inviting space for moisture mayhem. Plus, groundwater seepage and high humidity (above 60%) create a breeding ground for mold, mildew, and unwanted critters. To make matters worse, these dark basement areas often lack the drying effects of AC and heating. So...only the best commercial dehumidifier for your 1200 sq. ft. basement. However, the real concern is: How to choose the best basement Dehumidifier for 1200 sq. ft.?

Let's follow the footprints of this guide and learn how to pick which commercial dehumidifier will work best for you. We are sharing how we pick and test different [commercial dehumidifiers for the basement](#), especially 1200 square feet. That's how you can pick one for you, too.

Here we go!

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What are Commercial or Industrial Dehumidifiers?

Let's clarify first what exactly are commercial or industrial dehumidifiers and what's their purpose.

“Commercial or industrial dehumidifiers are high-capacity machines. As their name implies, they are designed to control humidity in large spaces such as warehouses, factories, storage facilities, and commercial buildings. These units help prevent moisture-related problems like mold growth, condensation, and corrosion, which can damage products, machinery, and building structures.”

Unlike residential dehumidifiers (which can handle 130 to 500 sq.ft. areas), commercial or industrial models are more powerful. They are capable of extracting large volumes of moisture from the air. They typically feature robust construction, high airflow rates, and durable components to

handle continuous operation in demanding environments. Moreover, many models come with advanced features like automatic humidity controls, remote monitoring, and energy-efficient operation. That's cool!

Industrial dehumidifiers are commonly used in sectors such as pharmaceuticals, food processing, electronics manufacturing, and construction. In warehouses, they help protect sensitive goods like paper, textiles, and electronics from moisture damage. In commercial spaces such as hotels, offices, and hospitals, they improve air quality and comfort.

There are different types of commercial dehumidifiers from which you can choose which one suits well in your condition. For example, Desiccant dehumidifiers use absorbent materials to remove moisture. They are ideal for cold environments. Similarly, Refrigerant dehumidifiers condense moisture from warm air and they are suited for moderate to high-temperature conditions. So, these dehumidifiers are important for maintaining optimal environmental conditions in commercial and industrial settings.

Choosing the Best Commercial or Industrial Dehumidifier for 1200 sq.ft. Basements:

If you are into commercial or industrial business and your buildings have more than 1200 sq.ft. basements, you require a high-end industrial dehumidifier. Let's see the details of how to choose the best one below.

1. Understand the Pint Ratings:

One way to choose a commercial or industrial dehumidifier is by looking at its pint rating. This number tells you how much moisture the unit can pull from the air in a single day—not

the size of its water bucket.

According to the current guidelines of the Department of Energy (DOE), most models fall into two main categories: 50-pint and 20-pint. A 50-pint dehumidifier is a solid choice for larger areas. It can handle spaces up to 1,200 square feet, like basements of large buildings. On the flip side, a 20-pint model might be the better fit if you are working with a smaller room, around 500 square feet.

You can think of it this way: the higher the pint rating, the more moisture it removes. So, a higher-capacity unit is worth considering if your space tends to be extra damp. This means picking the right industrial dehumidifier for the basement means balancing power, efficiency, and the specific needs of your environment. As a result, a well-chosen unit keeps your air dry, fresh, and free from excess humidity.

However, here is another important point to be noted!

Department of Energy regulations set strict standards for performance and energy efficiency. That's how most dehumidifiers in the same size category perform similarly. That's why other factors come into play when choosing the right one. Here are a few more considerations to help narrow your options.

2. Consider Ease of Setup, Maintenance, and Use:

Commercial dehumidifiers are bulky and heavy. So, sturdy handles and smooth-rolling wheels make moving them much easier. But, what if you need to empty the bucket manually? In this case, be prepared to bend down, remove it, and carry up to 40 pounds of water to a sink or outside—often at least once a day.

This is a major inconvenience based on our experience and feedback from [ATO Automation](#) testers. That's why we strongly

recommend setting up a continuous drainage system. You can set it up either by directing the water into a floor drain or placing the unit on a shelf so it can empty into a sink automatically. Simple and well-lit controls are also a plus, especially if you are using the dehumidifier in a dimly lit basement.

3. Check-in Livability:

A quiet dehumidifier is essential, especially if it is running in a living space. This is because a loud operation or noisy dehumidifier can be disruptive. So, noise levels matter when it comes to choosing the best humidifier for your basement.

For this purpose, you need to look at its convenient features, like built-in cord storage and accessible drainage points. These things make a big difference. In addition to that, these features keep maintenance easy, no matter if you're setting up a hose for continuous drainage or disconnecting it when the unit is off.

4. Check Out Owners Reviews:

Real-world feedback from owners is an incredibly useful way to choose the best industrial dehumidifiers. Remember, these machines often run continuously for years. So, long-term reviews reveal how well their commercial dehumidifier is actually working. These experiences highlight common issues, reliability, and overall satisfaction (it may not always be scientific).

Moreover, some owners share praise for quiet operation, efficient moisture removal, or durability. Others warn about noisy fans, frequent breakdowns, or tricky maintenance. You can look at trends in reviews that can help spot potential red flags or confirm the reliability of a model. You need to

understand that most dehumidifiers will look great on paper, but owner feedback gives factual insight into their real-world performance.

So, taking time to read reviews can save you from frustration and help you choose an industrial dehumidifier that truly meets your needs. In addition to that, you can consider pump-equipped dehumidifiers as they send the moisture directly out of the window.

What do you think are the other best ways to check if you are getting the best basement dehumidifier? Share your views in the comments section.