

The Cubes at Interstate Centre II

Interstate Centre Boulevard, Building C
Savannah, Bryan County, Georgia



THE CUBES

INTERSTATE CENTRE II



1,262,940 SF | April 2023 Delivery

State-of-the-Art Features

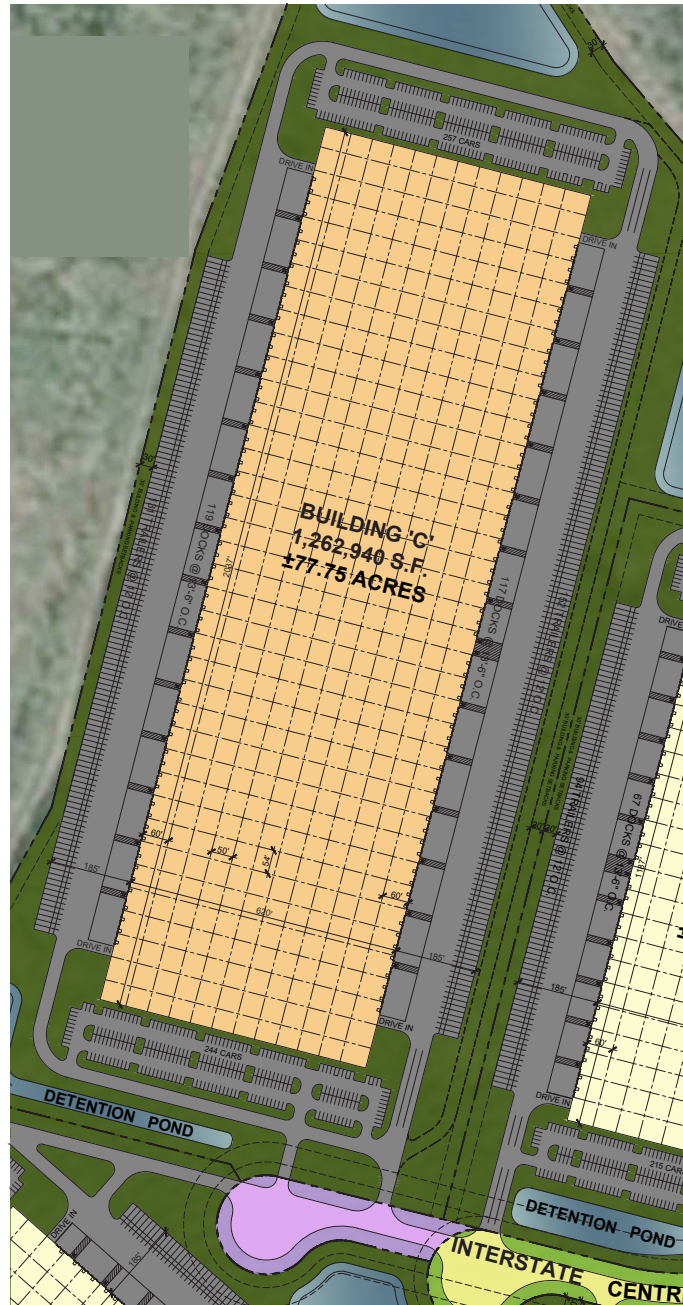
- 1,262,940 s.f. cross-dock on ± 77.75 acres
- 40' Clear height at first column
- Office: BTS
- Building dimensions – 620' x 2037'
- Column spacing – 50' x 54' with 60' staging bays
- ESFR sprinkler system
- Spec improvements:
 - Dock equipment: 40,000 lb mechanical levelers, Z-Guards and dock seals on 118 dock doors
 - Lighting: Minimum 25 FC LED fixtures on 12' whips
- 236 – 9' x 10' Dock doors
- 4 – 12' x 14' Drive-in doors
- 185' Deep truck courts
- 283 Trailer spaces
- 501 Auto spaces
- 7" Unreinforced slab, 4,000 psi
- 1.5 miles to I-16
- 16 miles to Interstate 95
- 23 miles to the Port of Savannah
- 23 miles to Savannah International Airport



A development by:

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

Site plan



Interstate Centre II Details

- Part of the 1,000+ acre Interstate Centre Industrial Park
- +/-400-acre phase of Interstate Centre with approximately 258 upland acres remaining for development
- Georgia Ready for Accelerated Development (GRAD) certified
- Open grading permit for remaining developable property
- Property has been cleared and grubbed

Utilities

- Natural gas: main size - 6"; pressure - 60 PSI
- Water: main size - 12"; pressure - 65 PSI
- Sewer: main size - 8"; gravity
- Electric: transmission - 14.4 kV transmission line, three-phase
- Telecommunications: fiber optics available

A development by:



**THE CUBES**

INTERSTATE CENTRE II

Master plan



Incentives

- Military Zone state job tax credit
 - \$3,500 per job, per year for a five-year period
 - Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Ports activity state job tax credit bonus
- Tax reductions (land, building, machinery & equipment)*
- Permit fee waiver or reduction*
- Level 1 Freeport exemption for four categories of business inventory, including the fourth category for e-commerce
- Foreign Trade Zone No. 104 service delivery territory
- Mentoring program

Available Workforce

- Potential hires:
 - 200,990 in Savannah MSA*
 - 255,441 within a 45-minute drive-time*
- Nearly 4,000 soldiers transition out of the military at nearby Fort Stewart and Hunter Army Airfield (HAAF) annually (cross-trained, computer literate and excellent work ethic)
- No union presence within Bryan County's existing industry base
- Recruiting and training assistance:
 - Army Soldier for Life Transition Assistance Program
 - Georgia Department of Labor
 - Savannah Technical College
 - Quick Start (state discretionary incentive)
 - WorkSource Coastal
 - United Service Organization (USO)

*Discretionary incentives considered based on jobs, investment, wages, etc.

**Source: WDG Consulting, 2020

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For more information, please contact:



Bennett Rudder
Executive Vice President
JLL
+1 912 250 4595
bennett.rudder@am.jll.com

Chris Tomasulo
Executive Managing Director
JLL
+1 404 995 2462
chris.tomasulo@am.jll.com

Ryan Hoyt
Senior Managing Director
JLL
+1 404 995 2090
ryan.hoyt@am.jll.com



Anna Chafin
Chief Executive Officer
Development Authority of Bryan County
+1 912 653 4967
anna.chafin@bryan-county.org

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