

THE CUBES

INTERSTATE CENTRE II

1,262,940 SF

**Q4 2023
Delivery**

Interstate Centre
Boulevard, Building C

Ellabell, Bryan
County, Georgia

A development by:

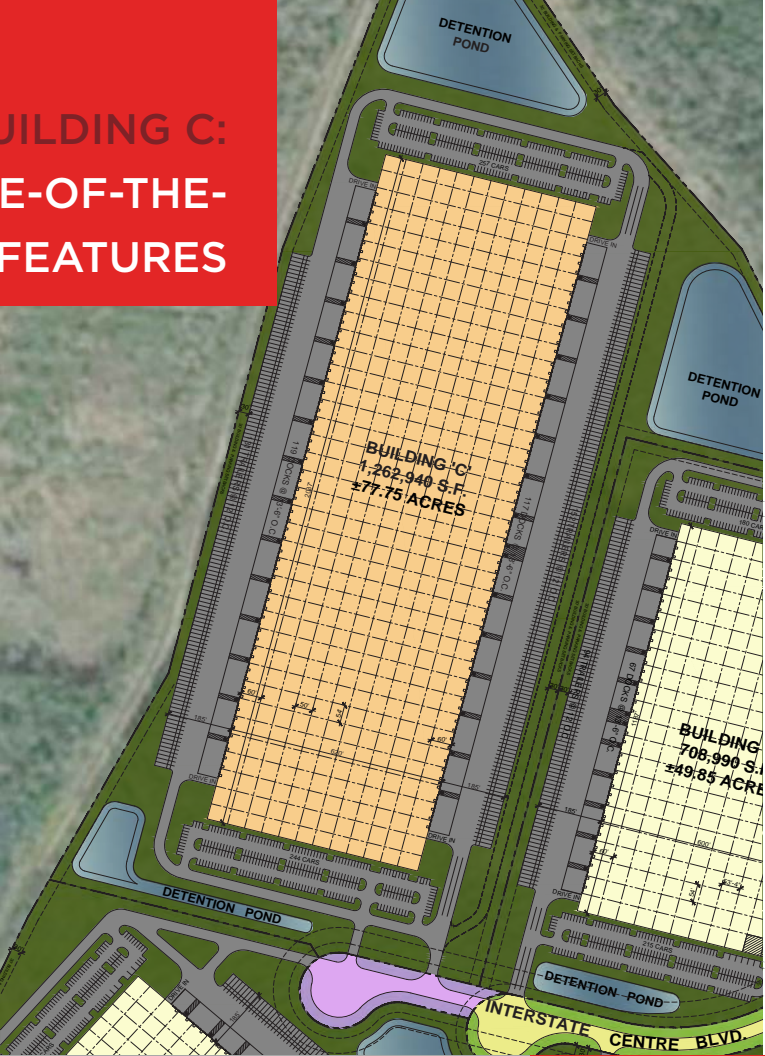
CRG | INTEGRATED
REAL ESTATE
SOLUTIONS





MASTER PLAN

BUILDING C: STATE-OF-THE- ART FEATURES



- 1,262,940 SF 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’ speed 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

UTILITIES

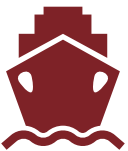
- Natural gas: main size - 6”; pressure - 60 PSI
- Water: main size - 12”; pressure - 65 PSI
- Sewer: main size - 8”; gravity
- Electric: transmission - 14.4kV phase to neutral, 25kV phase to phase
- Telecommunications: fiber optics available



1.5 MILES
TO I-16



16 MILES
TO I-95



23 MILES
TO THE PORT OF
SAVANNAH



23 MILES
TO SAVANNAH
INT’L AIRPORT

INTERSTATE CENTRE II DETAILS

- Part of the 1,000+ acre Interstate Centre Industrial Park
- +/-400-acre phase of Interstate Centre with approximately 150 acres remaining for development
- Georgia Ready for Accelerated Development (GRAD) certified
- Open grading permit for remaining developable property
- Heavy power available



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)*
- 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

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

AVAILABLE WORKFORCE

- Potential hires:
 - 214,327 in Savannah MSA*
 - 365,126 within a 45-minute drive-time*
- Over 3,500 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)

**Source: Applied geographic solutions, 2023. Ft. Stewart + Hunter Army Airfield FY 2023



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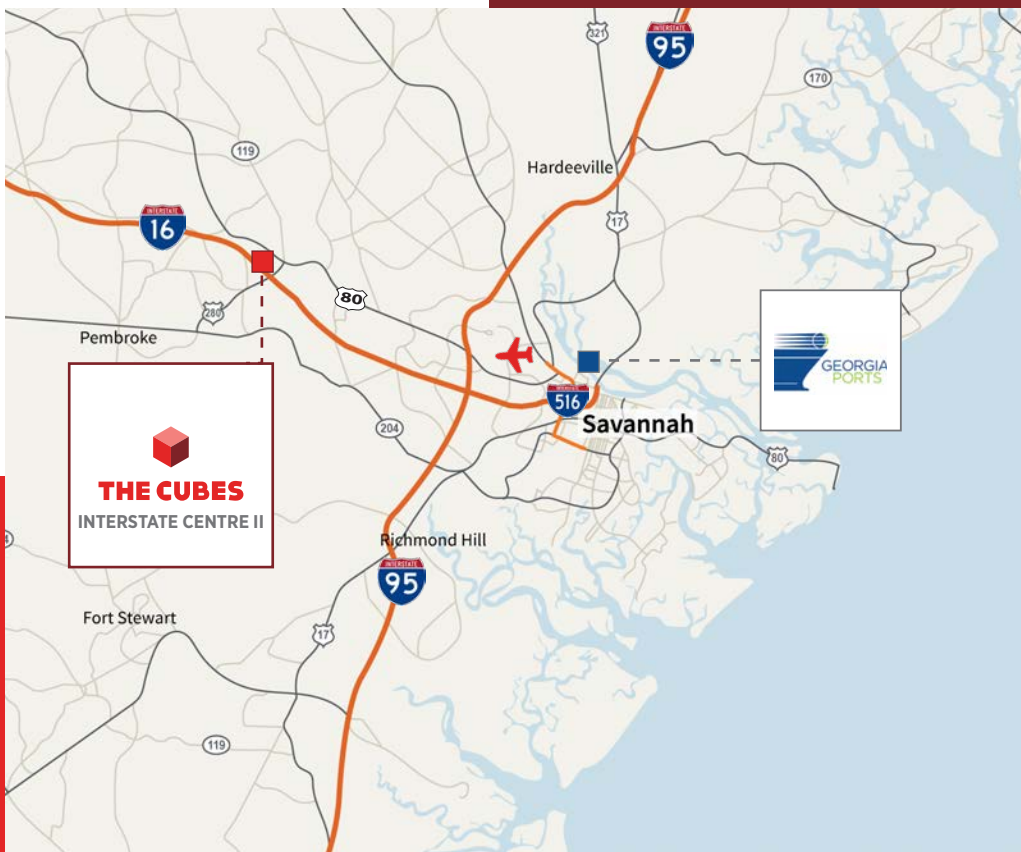
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