



# THE CUBES

LOGISTICS CENTER

WEST PORT  
BUILDING F



**3 MILES TO HYUNDAI  
24 MILES TO THE PORT OF SAVANNAH**

**DIVISIBLE FROM 75,000 SF TO 215,460 SF**

# 215,460 SF available

Highway 280 and Highway 80  
Bryan County, Savannah, Georgia



A development by:



# SITE SPECIFICATIONS

## BUILDING F DETAILS

215,460 SF on ± 11.25 acres

32' Clear height at first column

Building dimensions - 270' x 798'

Column spacing - 54' x 52' with 60' speed bays

ESFR Sprinkler System

Car Parking - 162

Drive-In Doors - 2

Dock Doors - 42

Floors - 7", 4,000 PSI non-reinforced concrete

## SPEC IMPROVEMENTS

Dock equipment: 40,000 lb mechanical pit levelers, Z-Guards and seals installed on every other door

Warehouse lighting: 25 FC LEDs at 36" AFF with motion sensors and 12' whips

## UTILITIES

**NATURAL GAS** Main size: 6", pressure: 60 PSI

**WATER** Main size: 12", pressure: 65 PSI

**SEWER** Main size: 8", gravity

**ELECTRIC** 14.4 kV transmission line, three-phase

**TELECOMMUNICATIONS** Pembroke Communications

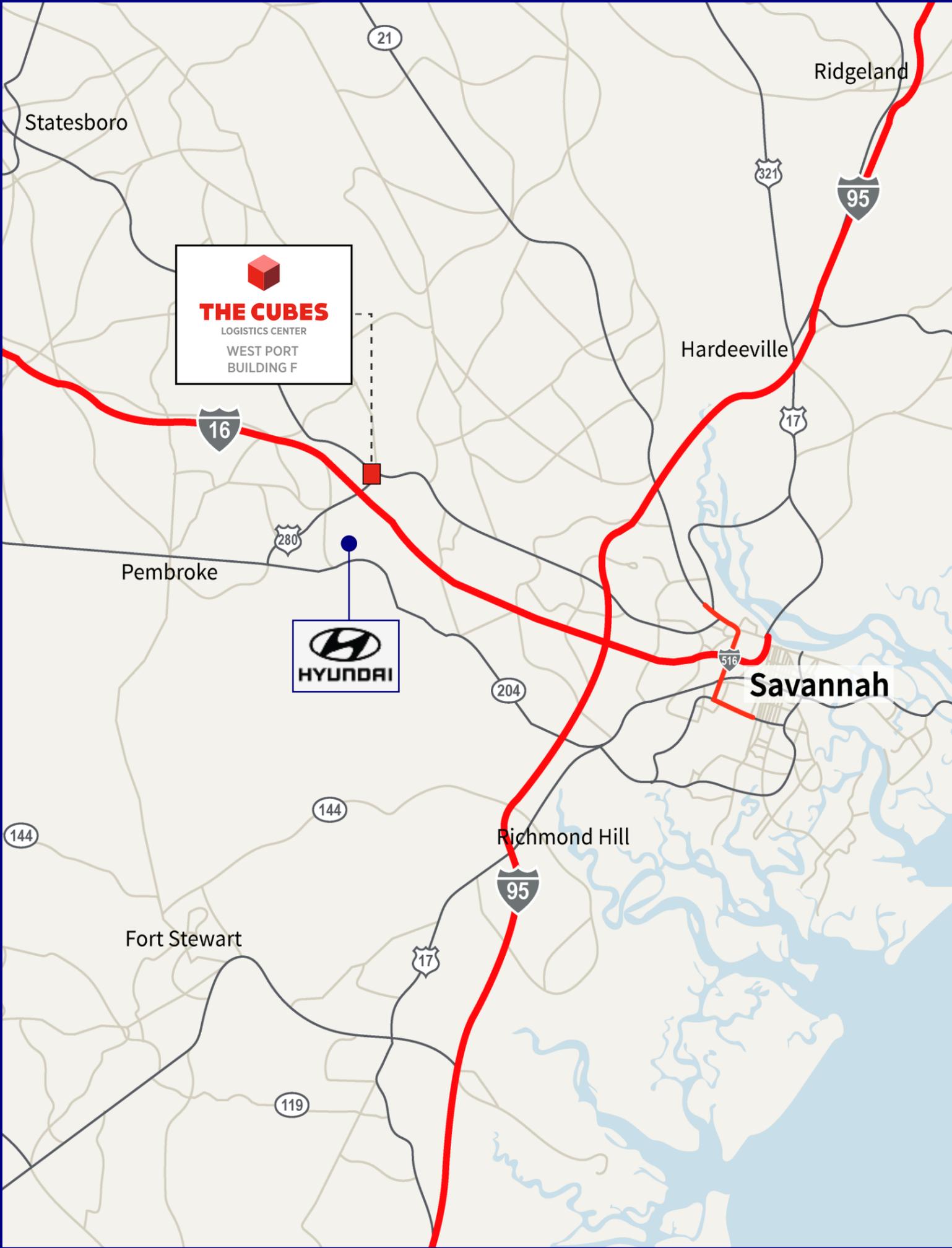
2.5 MILES to I-16 (Car icon)

16 MILES to I-95 (Truck icon)

24 MILES to the Port of Savannah (Ship icon)

23 MILES to Savannah Int'l Airport (Airplane icon)





## 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 and 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



## AVAILABLE WORKFORCE

Potential hires:

- 226,526 in Savannah Metropolitan Statistical Area\* (Bryan, Chatham and Effingham Counties)
- 374,815 within a 60-minute drive time\*

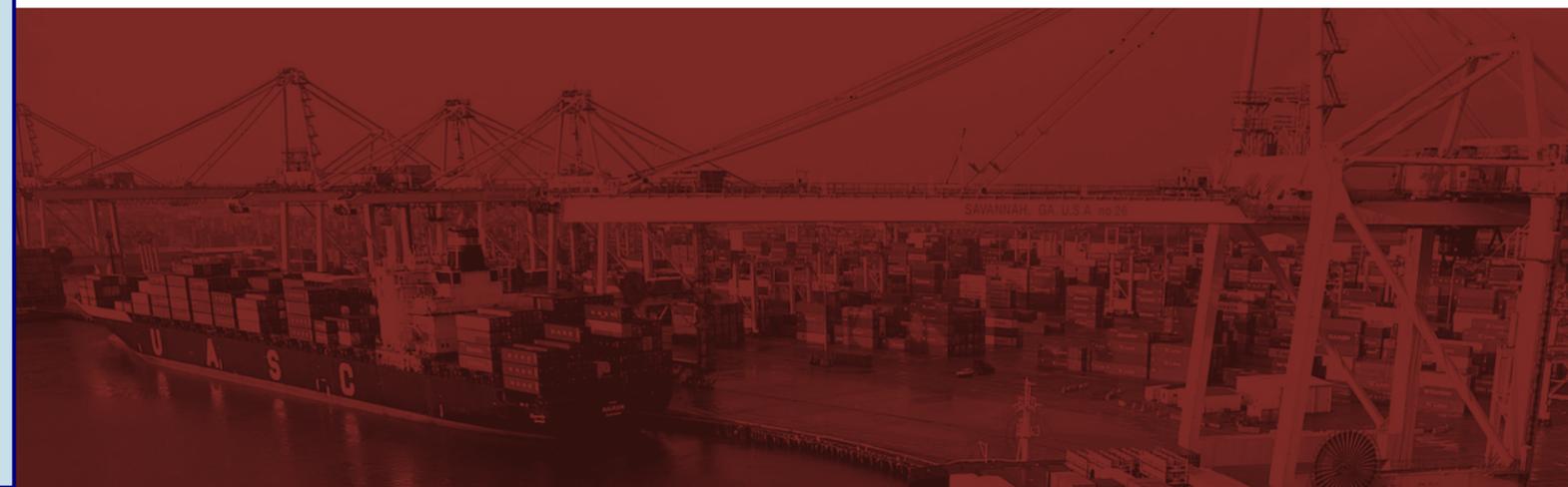
Over 3,500 soldiers transition out of the military at nearby Fort Stewart and Hunter Army Airfield (HAAF) annually (cross-trained, computer literate and excellent work ethic)

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)

*\*Discretionary incentives considered based on jobs, investment, wages, etc. \*\*Data source: Applied Geographic Solutions 2024*





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## SURROUNDING TENANTS



### FOR MORE INFORMATION, PLEASE CONTACT:

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