



# THE CUBES

## INTERSTATE CENTRE II

**932,790 SF**  
**Available**

**2 Miles**  
**to Hyundai**

A development by:

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

Interstate Centre  
Boulevard, Building C

Ellabell, Bryan  
County, Georgia



MASTER PLAN



**BUILDING C:  
STATE-OF-THE-  
ART FEATURES**



- 932,790 SF cross-dock on ±77.61 acres
- 40' Clear height at first column
- Office: BTS
- Building dimensions - 620' x 2037'
- Column spacing - 50' x 54' with 60' speed bays
- ESRF 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
- 180 - 9' x 10' Dock doors
- 2 - 12' x 14' Drive-in doors
- 185' Deep truck courts
- 219 Trailer spaces
- 244 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
- Approximately 89.86 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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**FOR MORE INFORMATION,  
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A development by:

