



THE CUBES

INTERSTATE CENTRE II



**24 MILES TO THE PORT OF SAVANNAH
5 MINUTES TO THE NEW HYUNDAI METAPLANT**

Under Construction Delivering Q4 2026

500,000 SF – 1,131,500 SF

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



SITE SPECIFICATIONS

SITE DESCRIPTION

1.5 MILES TO	I-16
5 MINUTES TO	New Hyundai Metaplant
16 MILES TO	I-95
23 MILES TO	The Port of Savannah
23 MILES TO	Savannah Int'l Airport

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

INTERSTATE CENTRE II DETAILS

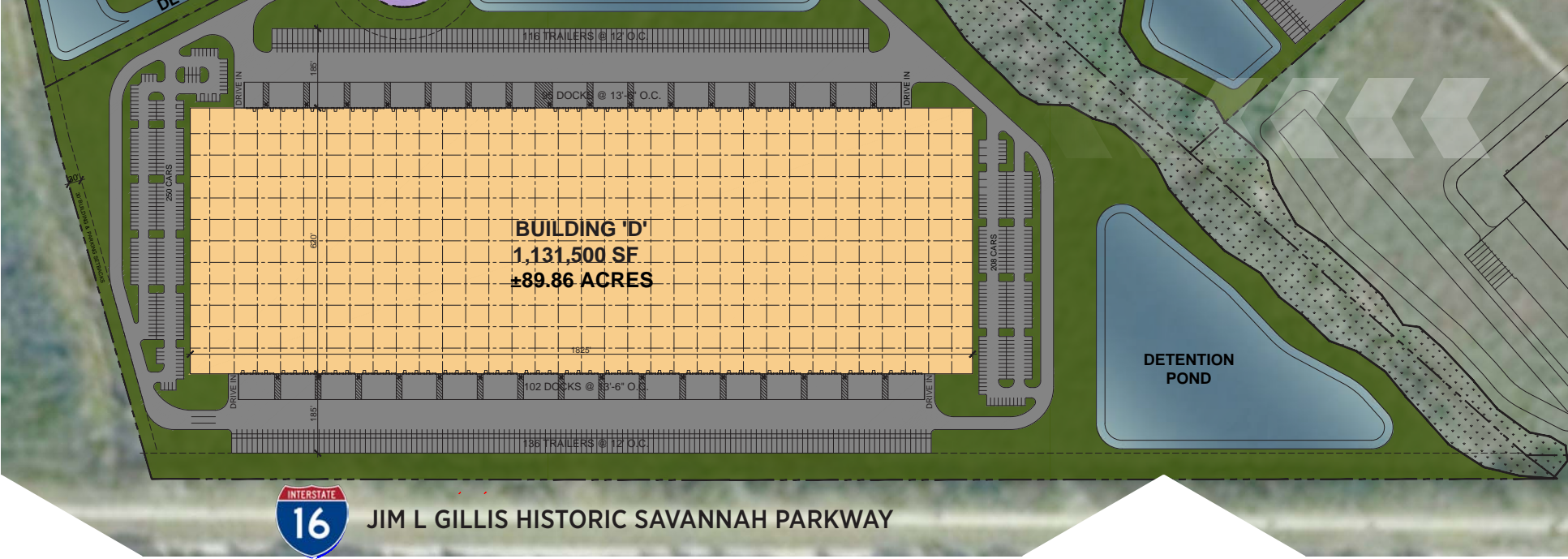
- Part of the 1,000+ acre Interstate Centre Industrial Park
- ±400-acre phase of Interstate Centre with approximately 89 upland acres remaining for development
- Georgia Ready for Accelerated Development (GRAD) certified
- Open grading permit for remaining developable property
- Heavy power available

INCENTIVES

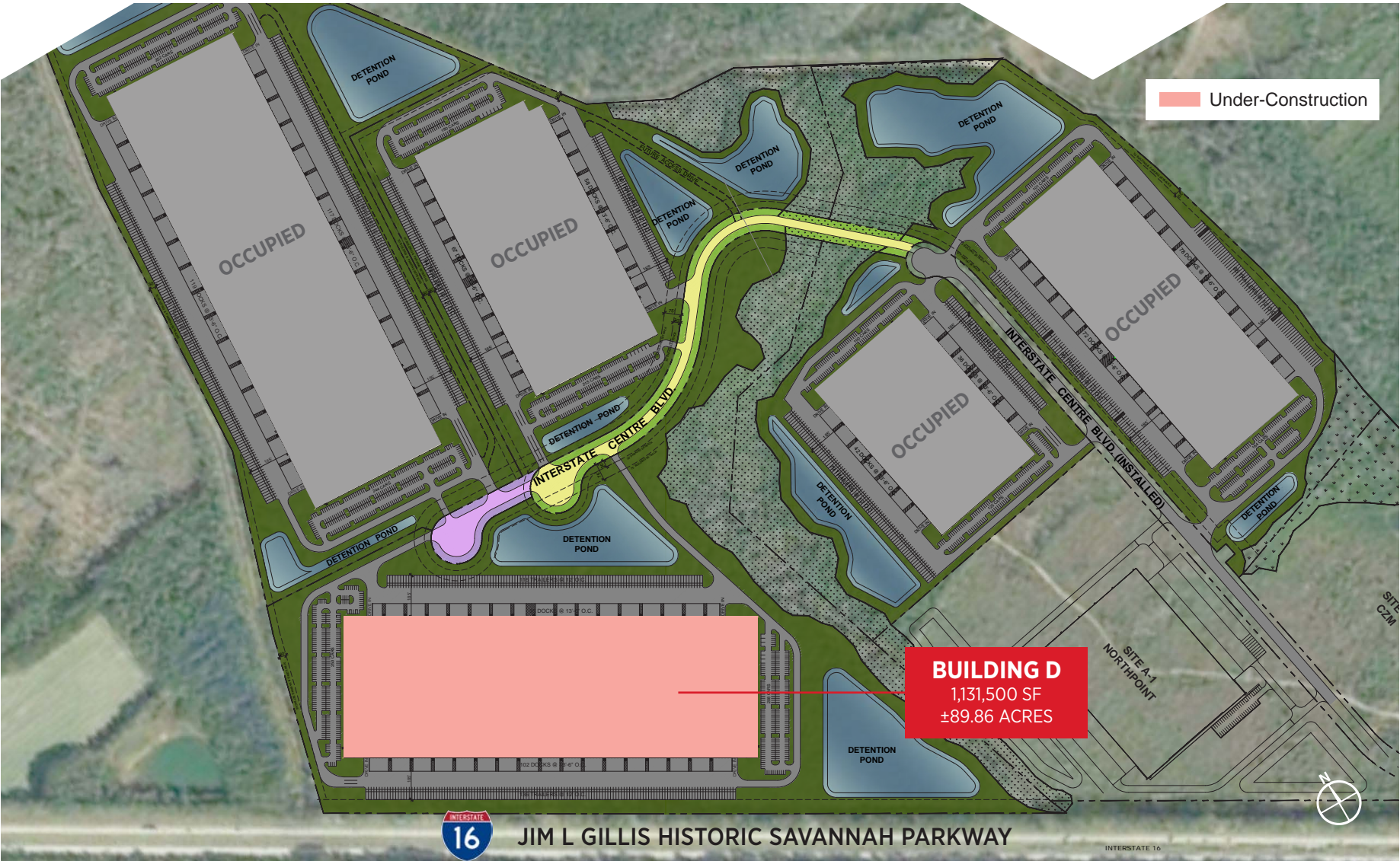
- Military Zone state job tax credit:
 - \$3,500 per job, per year for a five-year period
 - Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Ports activity state job tax credit bonus
- Tax reductions (land, building, machinery & equipment)
- 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

WORKFORCE

- Potential hires:
 - 200,990 in Savannah MSA*
 - 255,441 within a 45-minutes 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)



SITE PLAN





CORPORATE NEIGHBORS

- 2.5 MILES TO I-16
- 16 MILES TO I-95
- 24 MILES TO Port of Savannah



BUILDING D SPECIFICATIONS

1,131,500 SF cross-dock on ±89.86 acres

40’ Clear height at first column

Office: BTS

Building dimensions – 620’ x 1825’

Column spacing – 54’ x 50’ with 60’ speed bays

ESFR sprinkler system

Spec improvements:

- Dock equipment: 40,000 lb mechanical levelers, Z-Guards and dock seals on 99 dock doors
- Lighting: Minimum 25 FC LED fixtures on 12’ whips

197 – 9’ x 10’ Dock doors

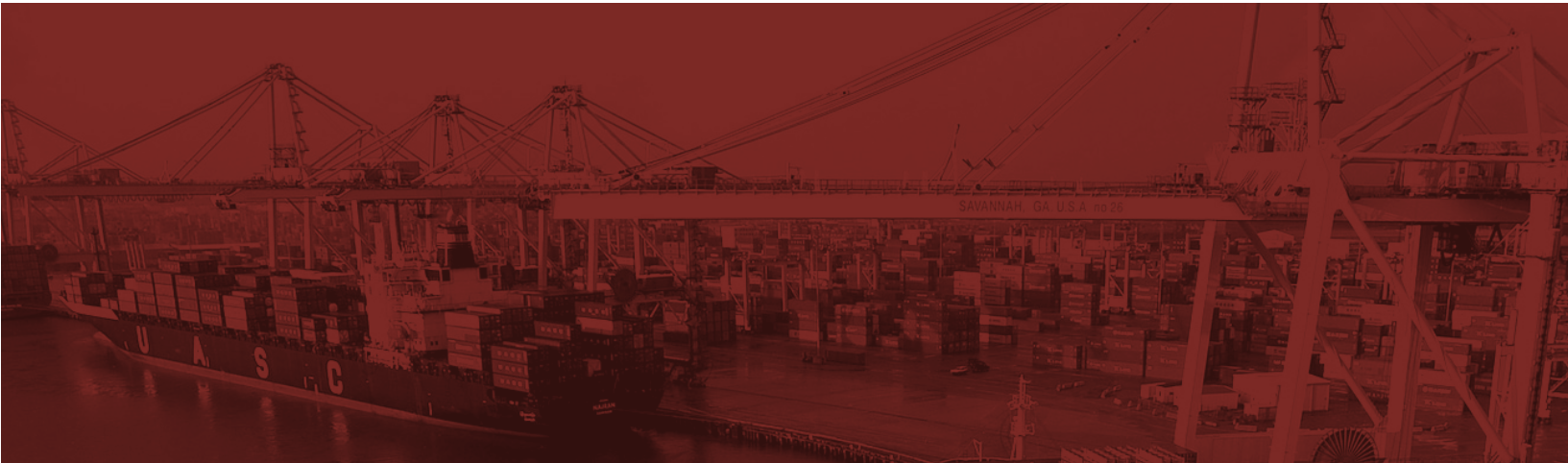
4 – 12’ x 14’ Drive-in doors

185’ Deep truck courts

252 Trailer spaces

458 Auto spaces

7” Unreinforced slab, 4,000 psi





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