



THE CUBES

INTERSTATE CENTRE II

1,131,500 SF
BTS
Available

2 Miles
to Hyundai

A development by:

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

Interstate Centre
Boulevard, Building D

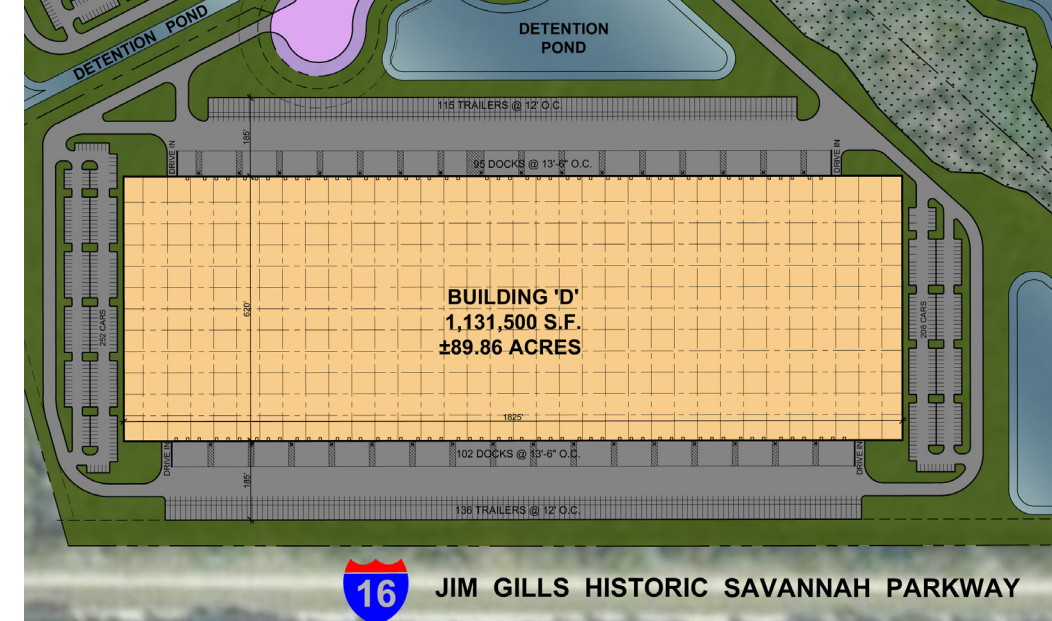
Savannah, Bryan
County, Georgia





MASTER PLAN

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



16 JIM GILLS HISTORIC SAVANNAH PARKWAY

- 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

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)*
- 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:
 - 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)

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

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



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INTERSTATE CENTRE II

**FOR MORE INFORMATION,
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