



**LIVE OAK**  
LOGISTICS CENTER

# **BUILDING B**

## **611,442 SF CROSSDOCK**

351 CYPRESS MEADOW DRIVE, POOLER, GA 31322



**LIVE OAK LOGISTICS CENTER** is Savannah's newest Class A Industrial Park consisting of 287 acres within 6 miles of the Georgia Ports Authority Garden City Terminal - the Nation's 3rd largest and fastest growing container terminal. Live Oak is fully entitled to accommodate over 3 MSF of Class A distribution and manufacturing warehouse space.

The development of Live Oak is a partnership between Seefried and Affinius Capital - a premier partnership on the area's best in class infill development parcel.



**287-ACRE CLASS A INDUSTRIAL PARK**



**BUILDING SIZE RANGES FROM 252,000 SF - 1.3 MSF**



**SPEC AND BUILD-TO-SUIT WAREHOUSE SPACE**



**DIRECT ACCESS TO INTERSTATES 16 AND 95**



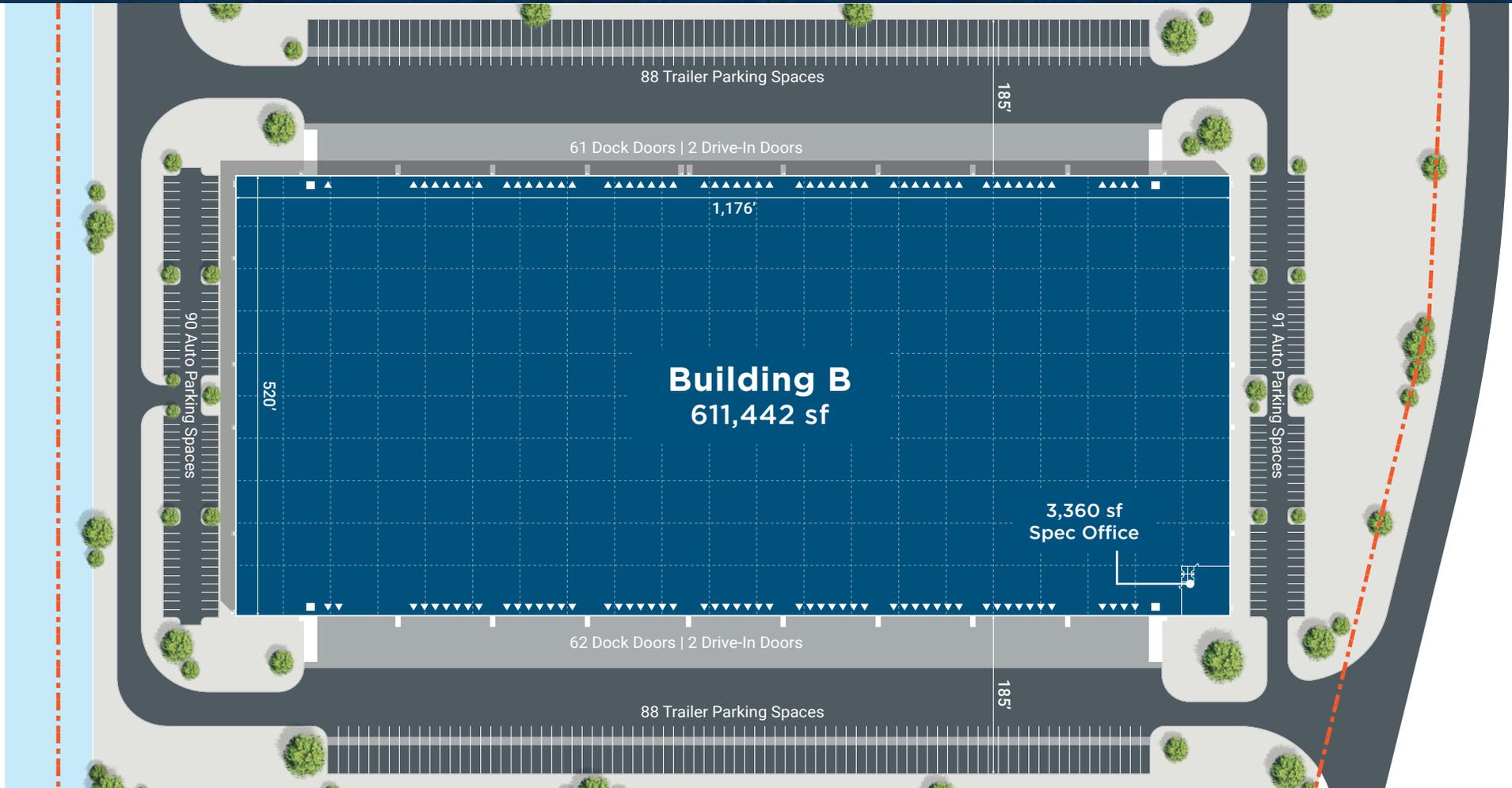
**WITHIN 6 MILES OF THE PORT OF SAVANNAH**



**MILITARY ZONE - STATE JOB TAX CREDIT OF \$3,500 PER JOB FOR 5 YEARS**

# BUILDING SPECIFICATIONS

BUILDING B - 611,442 SF CROSSDOCK



<b>Total SF</b>	611,442 SF	<b>Truck Court Depth</b>	185'	<b>Levelers</b>	42
<b>Available SF</b>	611,442 SF	<b>Dock Doors</b>	123	<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	40'	<b>Oversize Doors</b>	4	<b>Floor Slab</b>	8" on GAB
<b>Office</b>	3,360 sf	<b>Auto Parking</b>	181	<b>Roof</b>	60 mil TPO
<b>Dimensions</b>	520' x 1,176'	<b>Trailer Parking</b>	176	<b>Lighting</b>	LED

← to Atlanta



**KEY DISTANCES**

**6.7 miles**  
Port of Savannah

**110 miles**  
Charleston

**135 miles**  
Jacksonville

**245 miles**  
Atlanta





# LIVE OAK

## LOGISTICS CENTER

LIVEOAKLOGISTICSCENTER.COM

### LEASING INFORMATION:

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