



THE CUBES

LOGISTICS CENTER

WEST PORT
BUILDING E



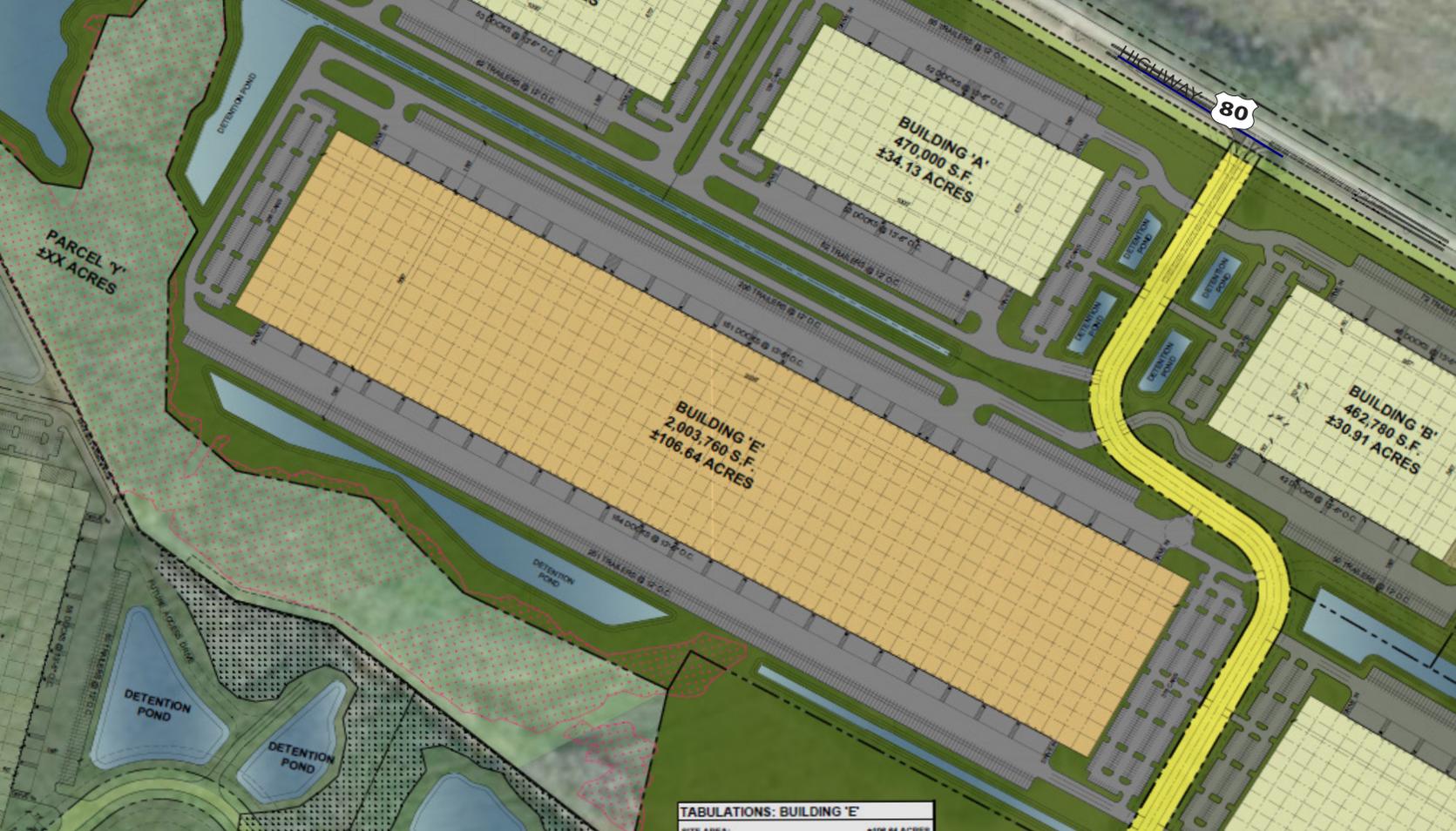
2,003,760 SF State of the Art Cross-Dock

24 Miles to the Port of Savannah
5 Minutes to the New Hyundai EV Plant

Hwy 280 and Hwy 80
Bryan County
Savannah, Georgia

A development by:





2.5 MILES
to I-16



16 MILES
to I-95



24 MILES
to the Port
of Savannah



23 MILES
to Savannah
Int'l Airport

BUILDING E DETAILS

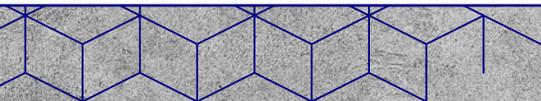
- 2,003,760 SF cross-dock on ± 106.64 acres
- 40' Clear height at first column
- Building dimensions - 660' x 3036'
- Column spacing - 54' x 50' with 60' speed bays
- ESFR Sprinkler System
- Trailer Parking - 451
- Car Parking - 632
- Drive-In Doors - 4
- Dock Doors - 365

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: transmission - 14.4 kV transmission line, three-phase
- Telecommunications: Pembroke Communications





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

AVAILABLE WORKFORCE

- Potential hires:
 - 214,327 in Savannah MSA*
 - 365,126 within a 60 min 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*

SURROUNDING TENANTS



FOR MORE INFORMATION,
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