



# THE CUBES

LOGISTICS CENTER

WEST PORT  
BUILDING B



**462,780 SF State of the Art Cross-Dock**  
**Expandable to 1,042,200 SF**

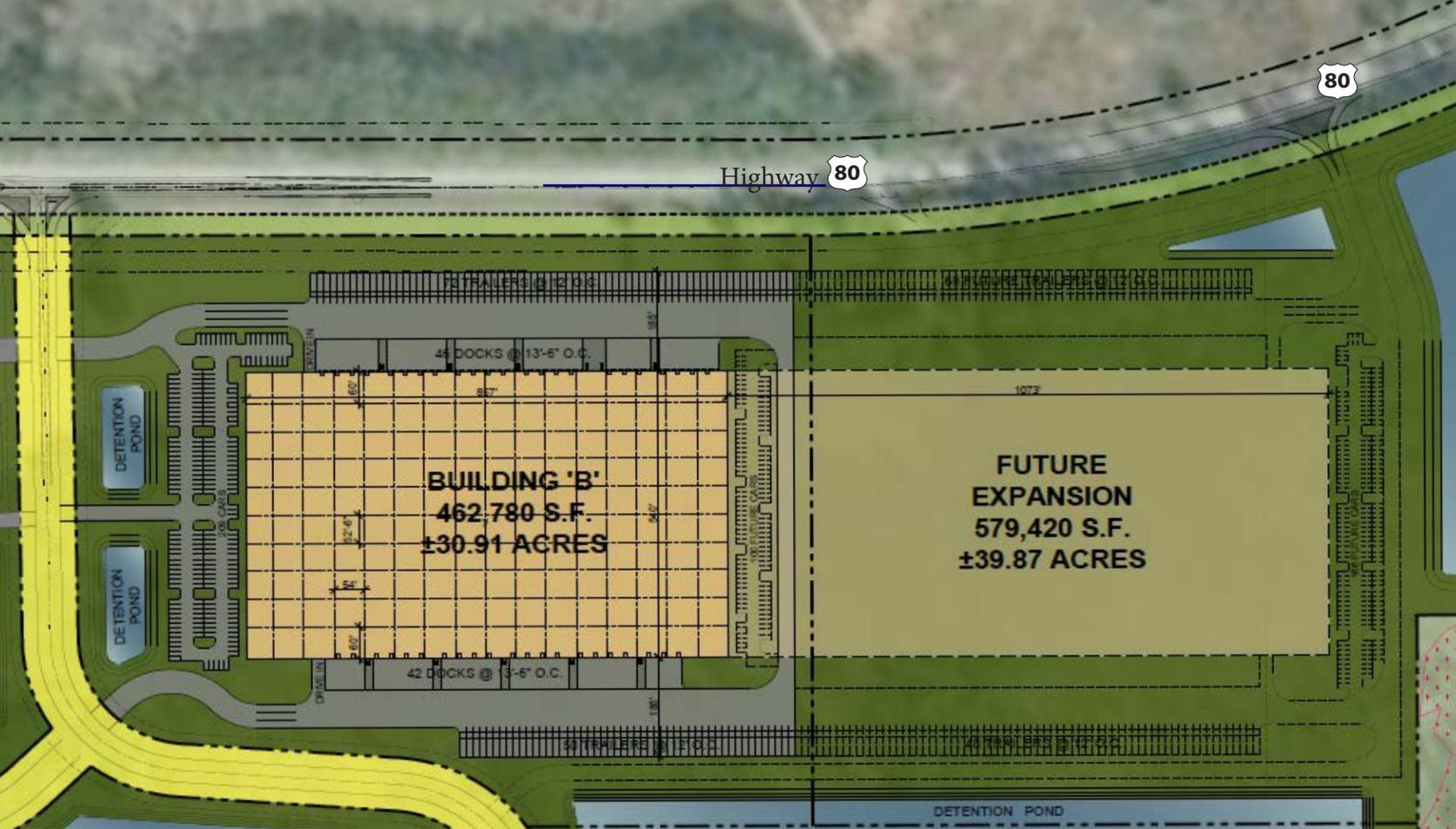
**24 Miles** to the Port of Savannah  
**5 Minutes** to the New Hyundai EV Plant

**Hwy 280 and Hwy 80**  
**Bryan County**  
**Savannah, Georgia**

A development by:



**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS



## BUILDING B DETAILS

- 462,780 SF cross-dock on ± 30.91 acres expandable to 1,042,200 SF
- 40' Clear height at first column
- Building dimensions - 540' x 857'
- Column spacing - 52' x 50' with 60' speed bays
- ESRF Sprinkler System
- Trailer Parking - 122
- Car Parking - 209
- Drive-In Doors - 2
- Dock Doors - 88

## 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



**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



## 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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