



interstatecentre II

SAVANNAH'S ONLY TIER ONE INDUSTRIAL PARK & 100%, 10-YEAR PROPERTY TAX ABATEMENT

Based on The Georgia Department of Community Affairs Job Tax Credit Tier rankings for 2010, Interstate Centre is the only Industrial Park in the Metro Savannah and the Savannah Gateway region (Bryan, Chatham, Effingham and Liberty Counties) that enjoys Tier One status from the State of Georgia due to its location in a Military Zone. Tenants will be eligible to earn \$3,500 per employee in job tax credits, which can be used against 100 percent of income tax liability. The excess over 100 percent is credited to Georgia withholding tax (with a limitation of \$3,500 per job). Unused job tax credits can be carried forward for 10 years. A new Tenant may also be eligible for the Port Authority Tax Credit Bonus of \$1,250 per job. This incentive offers additional job tax credits to businesses that increase their port traffic through Georgia's port facilities by 10% in one year from the base level. The base level of port traffic is set at only 75 tons, 10 TEUs or 5 containers. These credits can be carried forward 10 years if jobs and port traffic remain in service and above the base-level increases. This could mean a total potential tax credit of \$4,750 per job created in Interstate Centre.

Building Specifications:

Total Building Area: 604,930 SF – Cross dock configuration, divisible to 108,000 SF, Expansion to 1.2 Million SF

Building Address: 951 Interstate Centre Boulevard, Bryan County, Black Creek, GA 31308, Building 100

Site: 54.04 Acres

Clear Ceiling Height: 32' Minimum

Building Dimensions: 400' x 1,512'

Column Spacing: 54' wide x 46'-8' deep with 60' staging bays

Truck Courts: 190' and 150' truck courts, 7" full concrete with load plate baskets throughout.

Type of Floor: 6" – 4000 PSI concrete, with load plate baskets in staging bays.

Type of Walls: Architecturally designed Tilt-wall 7 1/4" thick concrete panels with Clerestory Windows.

Truck Docks: 172 (9'x 10') doors

Lighting: T5 high bay fixtures (half of the building is currently equipped)

Type of Sprinkler: ESFR

Heat: Cambridge units in warehouse

Trailer Storage: Up to 728 spaces

Car Parking: 161 Auto parking spaces. Auto parking areas are 6" full concrete.

Type of Roof: 45 mil mechanically fastened TPO single ply membrane system, with factory painted white roof deck.

Truck Drive-ins: 4 (12' x 14') drive-in doors

Utilities: Water, sewer, electricity and fiber optics will be delivered to the building; gas capabilities are available depending on consumption needs.

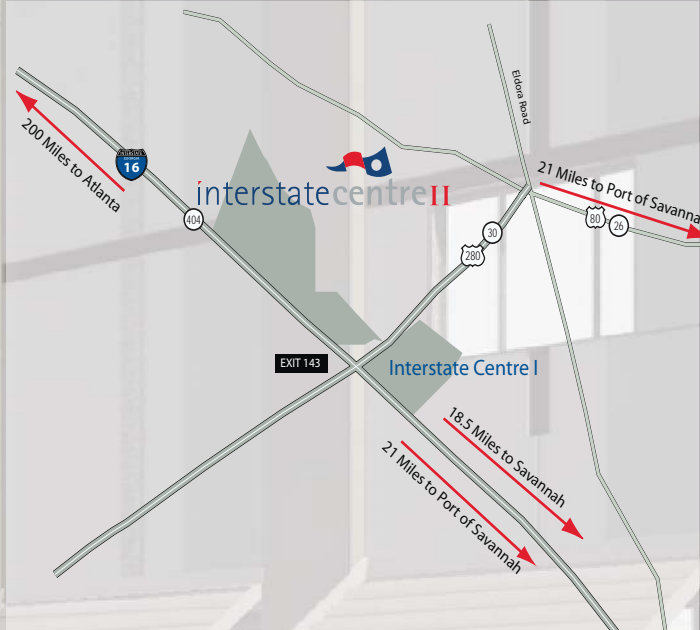
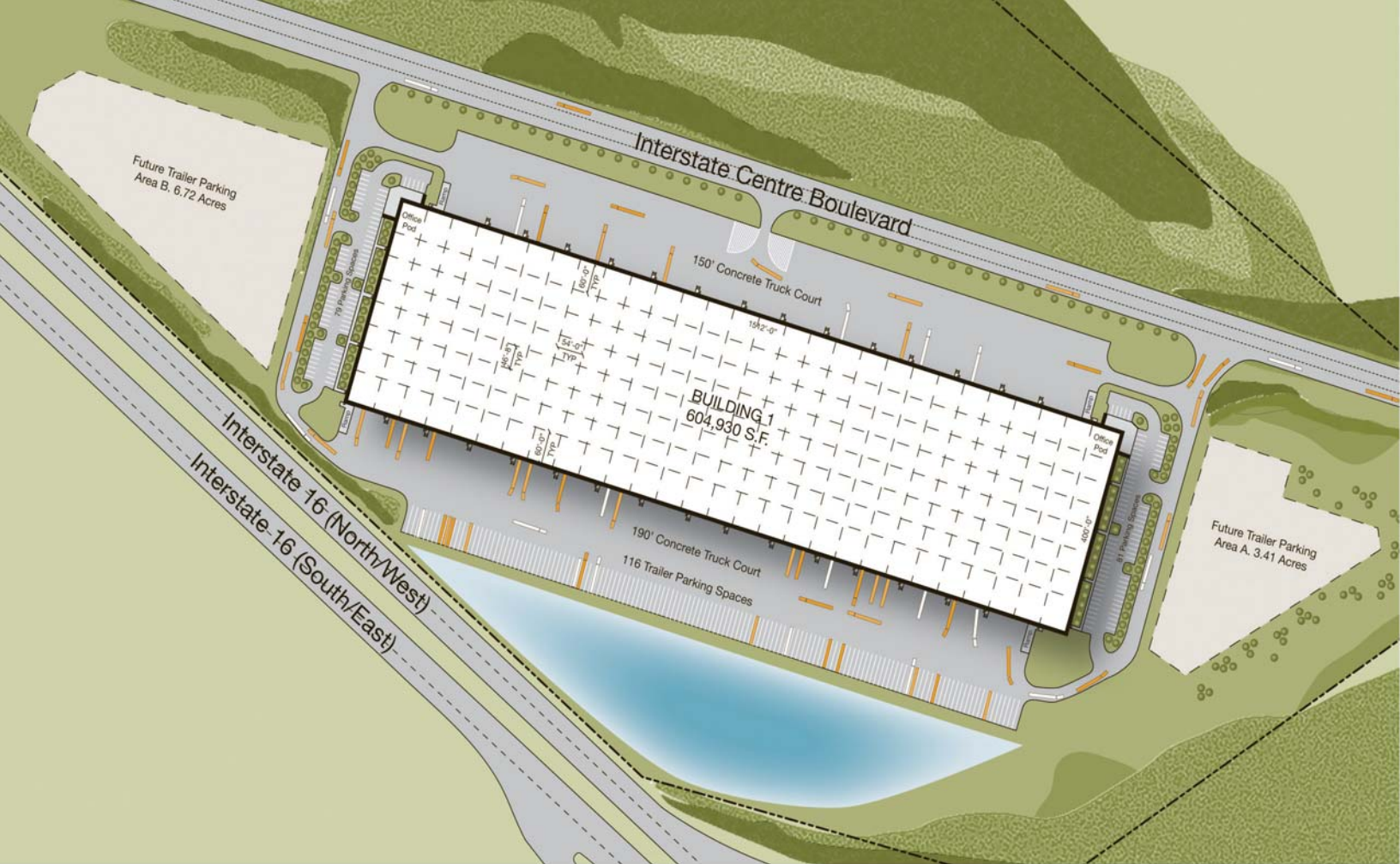
Foreign Trade Zone: Magnet Site

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