

BRIGHT STAR



LOGISTICS CENTER

Bright Star Connector | Douglasville, Georgia 30134

420,000 SF | CROSS DOCK

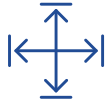
NEW
OPPORTUNITY



PROPERTY OVERVIEW

Bright Star Logistics Center is a multi-building industrial park consisting of 1,463,307 SF of existing product and 1,883,307 SF total. The park is located in Douglasville, Georgia in the I-20 West/Douglasville submarket. Bright Star Logistics Center is located .75 miles from Interstate 20, with direct highway frontage to Interstate 20.

BRIGHT STAR LOGISTICS CENTER



Available building
420,000 SF



500'D x 840'W



112 dock high doors
4 drive-in doors



Build-to-suit office



Ceiling height
40' clear height



Spec power: (2) 1,600
AMP @ 277/480V

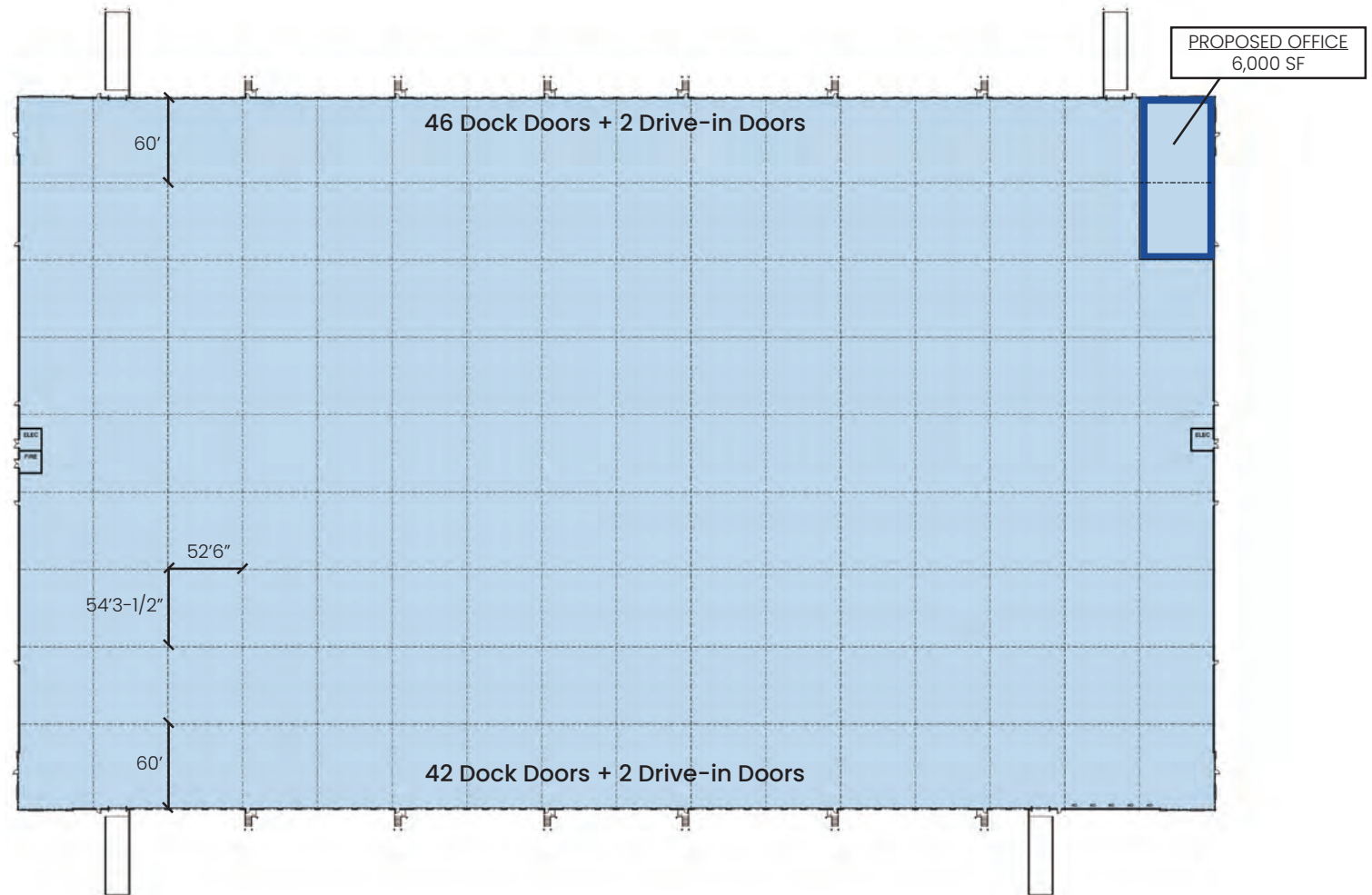
BUILDING SPECS

Total building sf	420,000 (500'D x 840'W)
Configuration	Cross dock
Column spacing	54' 3" x 52' 6" with 60' speed bays
Dock doors	112 (9' x 10')
Drive-in doors	4
Truck court depth	185' hhv
Auto parking	271 spaces
Trailer parking	105 spaces
Ceiling height	36' clear
Lighting	Motion sensor LEDs
Electrical	(2) 1,600 AMP @ 277/ 480V and 4,000+ AMPs available upon request
Sprinkler	K22 ESFR sprinkler system
Roof	45 mil mechanically fastened TPO (Total R-25.2) (15 yr warranty)
Floors	Slab 6" unreinforced 4,000 PSI

SITE PLAN

BRIGHT STAR LOGISTICS CENTER

AVAILABLE
Phase 5 - 420,000SF
7550 Wood Road,
Douglasville, GA



NEW 2025 BUSINESS INCENTIVES OFFERINGS

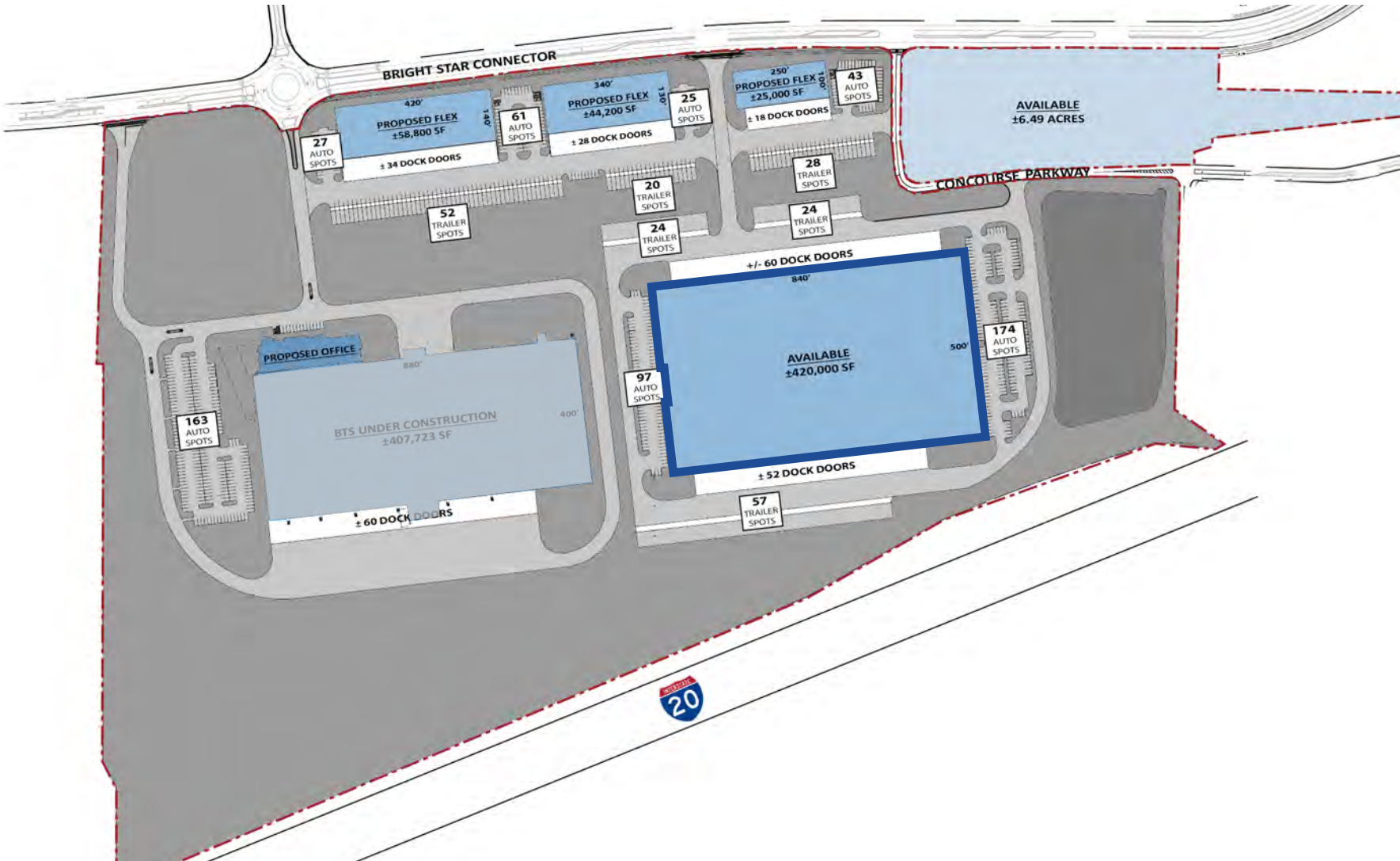
Douglas County is Tier 2 for 2025 for state-offered job tax incentives. This means \$2,500 per job for up to five (5) years, a minimum of 15 jobs, and credit towards 50% tax liability with a five (5) year carry-forward.



PARK PLAN

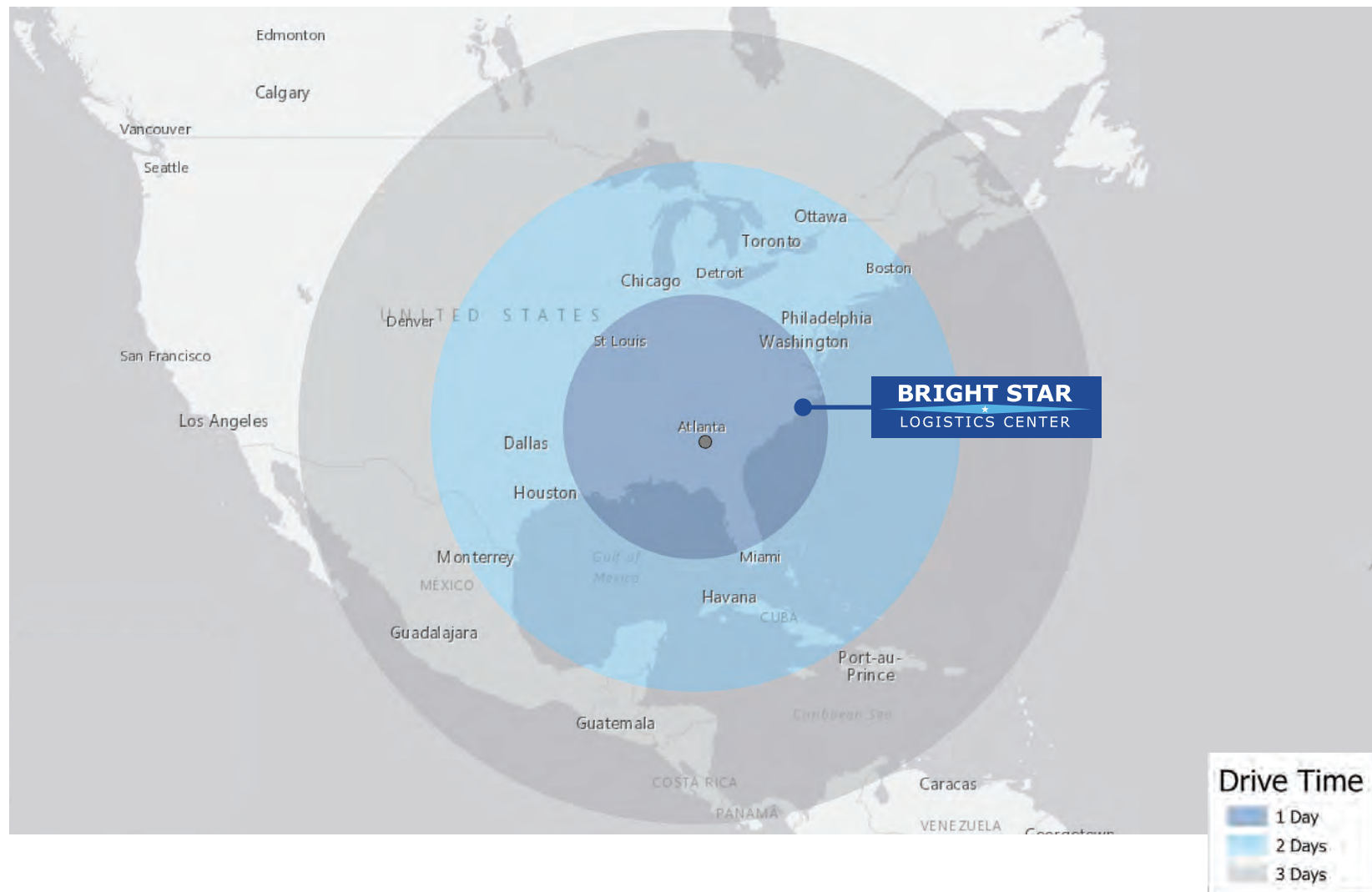
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LOGISTICS CENTER



DRIVE TIMES

BRIGHT STAR LOGISTICS CENTER



NOTABLE DISTANCES



SHIPPING HUBS

FedEx	13 miles
UPS	18 miles

INTERMODAL

Norfolk Southern	14.3 miles
CSX	14.3 miles

INTERSTATE

I-20	.75 miles
I-285	18.3 miles

AIRPORT

Hartsfield-Jackson Atlanta Intl. Airport	33.3 miles
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PORT CITIES

Savannah, GA	272 miles
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