

BRIGHT STAR

★

LOGISTICS CENTER

Bright Star Connector & Wood Road | Douglasville, Georgia

135,938 SF SPEC AVAILABLE NOW
1,775,400 SF FUTURE DEVELOPMENT

Owned & Managed by



135,938 SF SPEC AVAILABLE NOW
1,775,400 SF FUTURE DEVELOPMENT

OVERVIEW

Bright Star Logistics Center is a multi-building industrial park located in Douglasville, Georgia within the I-20 West/ Douglasville submarket.

Bright Star consists of an existing 36' clear, state-of-the-art 271,875 SF building with 135,398 SF available in front half of the building. Additionally, there is future development of up to 1,775,400 SF within two buildings of 1,275,000 and 500,400 SF.

Bright Star Logistics Center is well-located just 0.75 miles from Interstate 20 to the nearest building, offering direct highway access and frontage to the interstate.



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BUILDING I
135,937 SF AVAILABLE NOW

BUILDING II
500,400 SF UNDER CONSTRUCTION

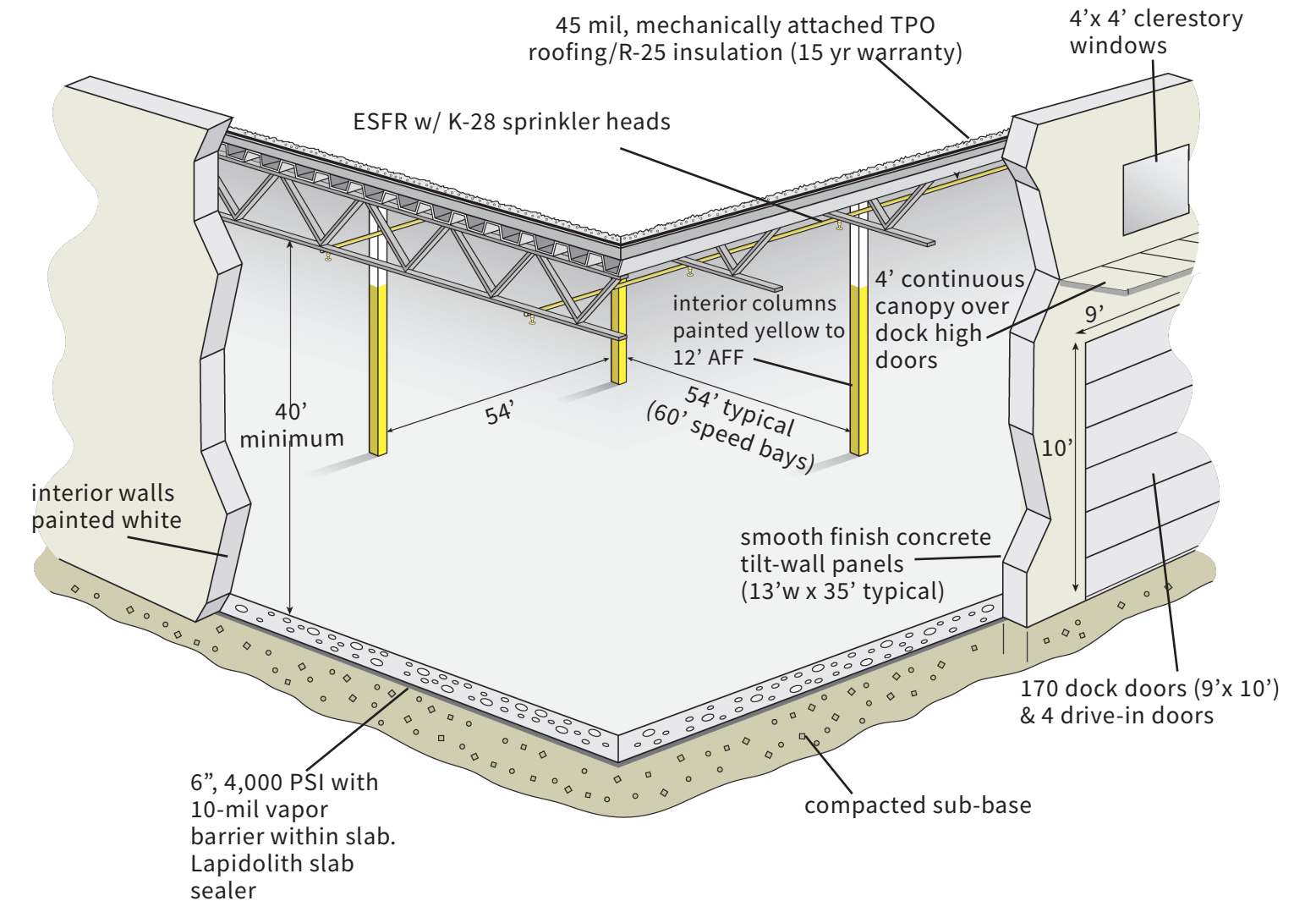
BUILDING III
1,275,000 SF AVAILABLE FOR BUILD TO SUIT

135,938 SF SPEC AVAILABLE NOW
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BUILDING SPECS

	135,938 SF AVAILABLE NOW	500,400 SF UNDER CONSTRUCTION	1,275,000 SF AVAILABLE FOR BUILD TO SUIT
Total building SF	+/- 271,875 SF	500,400 SF (450'd x 1,112'w)	1,275,000 SF (600'd x 2,125'w)
Total available SF	135,938 SF	500,400 SF	1,275,000 SF
Configuration	Front load	Cross dock	Cross dock
Column spacing	56'6" x 55'3" with 60' speed bays	54' x 54' with 60' speed bays	52' x 54' with 60' speed bays
Dock doors	34 (9' x 10')	170 (9' x 10')	271 (9' x 10')
Drive-in doors	1	4	4
Truck court depth	150' total depth, 80' concrete apron	120' x 190'	187' - 193'
Auto parking	103 spaces	225 spaces	621 spaces
Trailer parking	0 spaces	141 spaces	787 spaces
Ceiling height	36' minimum	40' clear	40' clear
Lighting	6 lamp LED	6 lamp LED	6 lamp LED
Electrical	1,600 amps @ 480/277 V	1,600 amps @ 480/277 V	1,600 amps @ 480/277 V
Sprinkler	ESFR w/ K-16.8 sprinkler heads	ESFR w/ K-28 sprinkler heads	ESFR w/ K-28 sprinkler heads
Roof	TPO/mechanically attached (15 yr warranty)	45 mil, mechanically attached TPO roofing/R-25 insulation (15 yr warranty)	45 mil, mechanically attached TPO roofing/R-25 insulation (15 yr warranty)
Floors	10 mil vapor barrier within slab	6", 4,000 PSI with 10 mil vapor barrier within slab. Lapidolith slab sealer	6", 4,000 PSI with 10 mil vapor barrier within slab. Lapidolith slab sealer

BUILDING SPECS | 500,400 SF



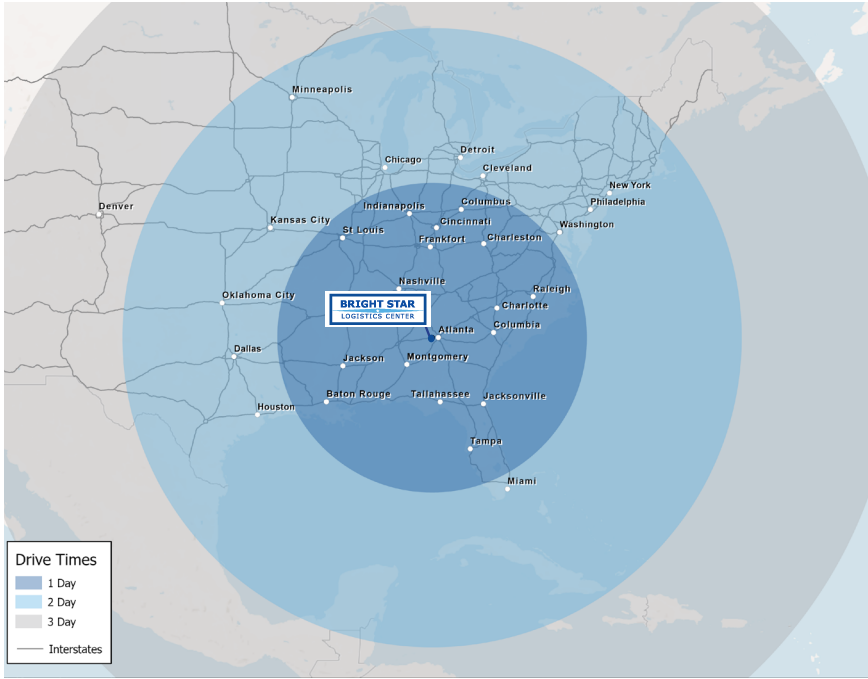
135,938 SF
1,775,400 SF

SPEC AVAILABLE NOW
FUTURE DEVELOPMENT

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DRIVE TIMES

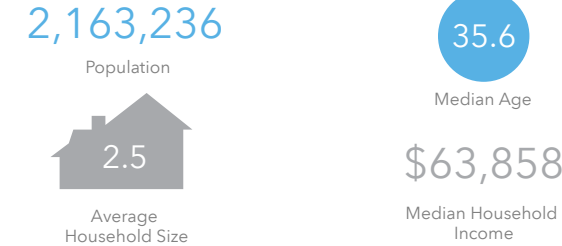


NOTABLE DISTANCES

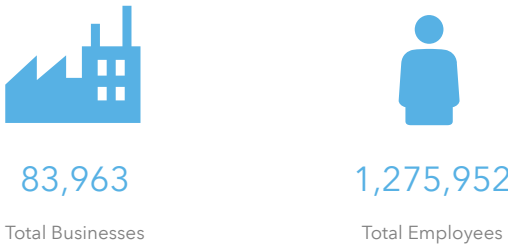
SHIPPING HUBS		INTERSTATE		PORT CITIES	
FedEx	13 miles	I-20	.75 miles	Savannah, GA	272 miles
UPS	18 miles	I-285	18.3 miles		
INTERMODAL		AIRPORT			
Norfolk Southern	14.3 miles	Hartsfield-Jackson Atlanta Intl. Airport	33.3 miles		
CSX	27.3 miles				

LABOR ADVANTAGES

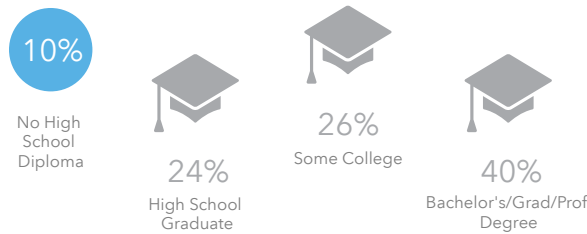
KEY FACTS



BUSINESS



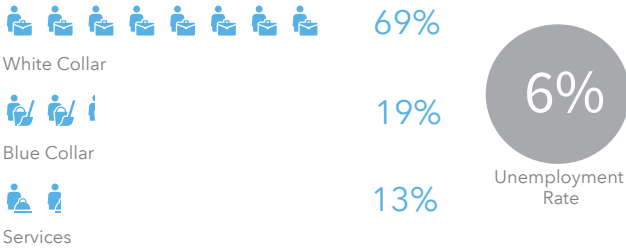
EDUCATION



INCOME



EMPLOYMENT



Note: The above labor information considers a 45-mile drive-time from Bright Star Logistics Center.

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NEW BUSINESS INCENTIVES OFFERINGS 2021

Freeport: Douglas County offers 100% inventory tax exemptions known as “Freeport”. The Freeport exemption is on raw materials and goods in process, finished goods held by manufacturers and finished goods held for out-of-state shipment.

Workforce Solutions and Employee Training: Along with local, regional and state partners, Douglas County will identify training opportunities and resources to meet workforce demands, to include Workforce Investment Funds, QuickStart, Technical College System of Georgia customized training programs, Department of Labor assistance, training credits, screening services and more.

Permitting: Douglas County offers one-stop expedited permitting to all development projects, significantly reducing start-up time and costs.

State of Georgia Job Tax Credits/Douglas County: Douglas County is a Tier 3 county, therefore companies are able to receive a \$1,750 job tax credit for creation of 15 full-time jobs in a calendar year. These credits can be taken for 5 years. Excess credits can be carried forward for 10 years.

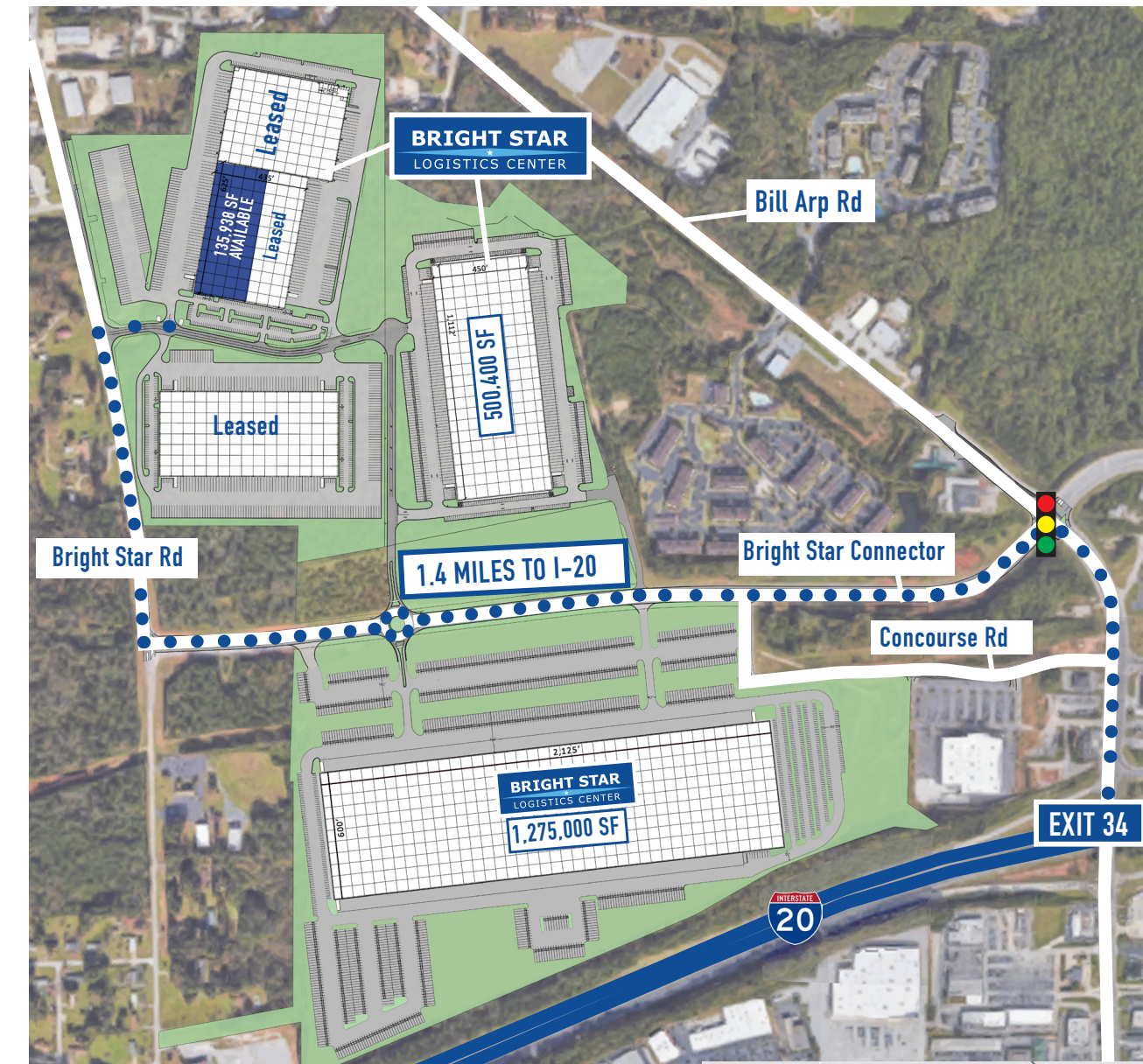
Bond Financing: Douglas County offers taxable and tax-exempt bond financing on projects resulting in below-market rates for numerous projects. Through this process the Douglas County Economic Development Authority takes title to the personal and/or real property. This is an economical avenue for financing a project when tied to the local property incentive.

Local Tax Incentive: New businesses locating and existing industries expanding in Douglas County may be eligible for our local ad valorem tax incentive. To qualify, a business or industry is awarded points based on the criteria in the below matrix. A minimum of three points is required to be considered for the tax incentive plan, with a minimum of 50 potential points. All plans are five or 10 years long with varying schedules.

For further information, please visit www.developdouglas.com.



LOCATION MAP



For more information, please contact:

Chris Tomasulo
Senior Managing Director
T + 404.995.2462
M + 770.330.3263
chris.tomasulo@am.jll.com

Reed Davis
Managing Director
T +1 404 995 2227
M +1 404 844 9128
reed.davis@am.jll.com

Bob Currie
Senior Managing Director
T +1 404 995 2280
M +1 404 368 7111
bob.currie@am.jll.com

Bradley C. Pope, SIOR, CCIM
Executive Vice President
T + 1 404 995 2261
M + 1 404 784 7673
brad.pope@am.jll.com



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