

±5.88 Acres Industrial Land
Build-to-Suite
Ability to Build ±68,499 SF

LogistiCenter® at Bright Star South

570 Bright Star Connector | Douglasville, GA 30134

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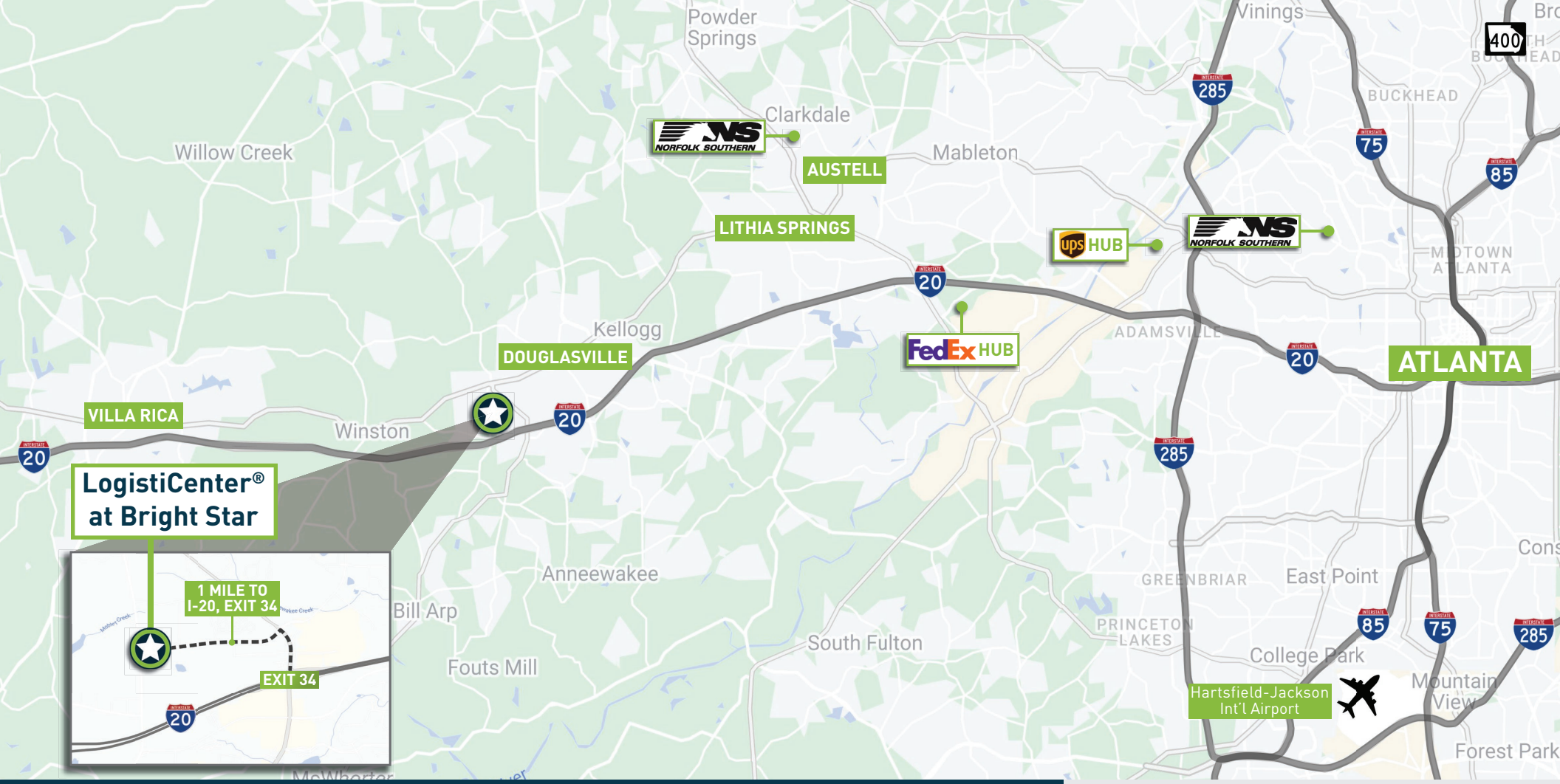
Potential Building Specifications

LogistiCenter® at Bright Star South



570 Bright Star Connector

Site Size	±5.88 Acres
Municipality	Douglas County
Parcel Number	01630250024
Potential Building Footprint	Up to ±68,499 SF
Divisibility	1 - 3 Tenants
Clear Height	32'
Column Spacing	40' x 54' (60 speed bay)
Dock-High Doors	25 (9' x 10')
Drive-In Doors	2 (14' x 16')
Dock Levelers	7 (40,000 lb.)
Auto Parking	±50
Power	1200 Amp
Lighting	30 fc LED
Roof	45 mil TPO
Fire Protection	ESFR



Location

LogistiCenter® at Bright Star is located in the I-20 West Atlanta submarket, which contains 63,009,059 square feet of industrial space. A majority of these industrial buildings are leased by a variety of light and bulk warehouseing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Chadwell Supply, JJ Haines Flooring, Andersen Windows & Doors and Unis.

LogistiCenter® at Bright Star's location provides immediate access to Atlanta's major transporation arteries via I-20 servicing the city, which include I-285, I-85, I-75 and GA-400. Atlanta's transportation arteries lend direct access to the Appalachian Regional Port, Port of Savannah and Port of Charleston.

With 806 million square feet of industrial space and counting, the Metro Atlanta market remains on solid footing. Atlanta's low business costs, abundance of labor, robust infrastructure and port access make it an important national distribution hub. Atlanta continues to benefit from fast-growing Southeastern ports suchs as those in Savannah and Charleston.

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Ports & Transportation	Miles
Interstate 20 (Exit 34)	1 Mile
Norfolk Southern - Austell	12 Miles
FedEx Hub	12.5 Miles
UPS Hub	17 Miles
Interstate 285	17 Miles
Norfolk Southern - Inman Yard	24 Miles
CSX - Fairburn	26 Miles
Hartsfield-Jackson Int'l Airport	27 Miles
Appalachian Regional Port	91 Miles
Port of Savannah	274 Miles
Port of Charleston	325 Miles

About Us

LogistiCenter® at Bright Star

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than $10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Hughes Commercial Real Estate

Hughes Commercial Real Estate is a real estate brokerage, investment and development firm based in Atlanta, GA. We primarily focus on representing tenants, landlords and investors in the sale, leasing, development and management of industrial real estate. We've done business in nearly every major market throughout the United States with our strategic partners. We are a highly specialized firm focused on our clients' success.

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