



Building 1 - 113,400 SF Available
Building 2 - 68,040 SF Available
Estimated Delivery Q4 2024

LogistiCenterSM at Bright Star

Bright Star Connector | Douglasville, GA 30134



**DERMODY
PROPERTIES**



[Dermody.com](https://www.Dermody.com)

Building Specifications

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Building 1

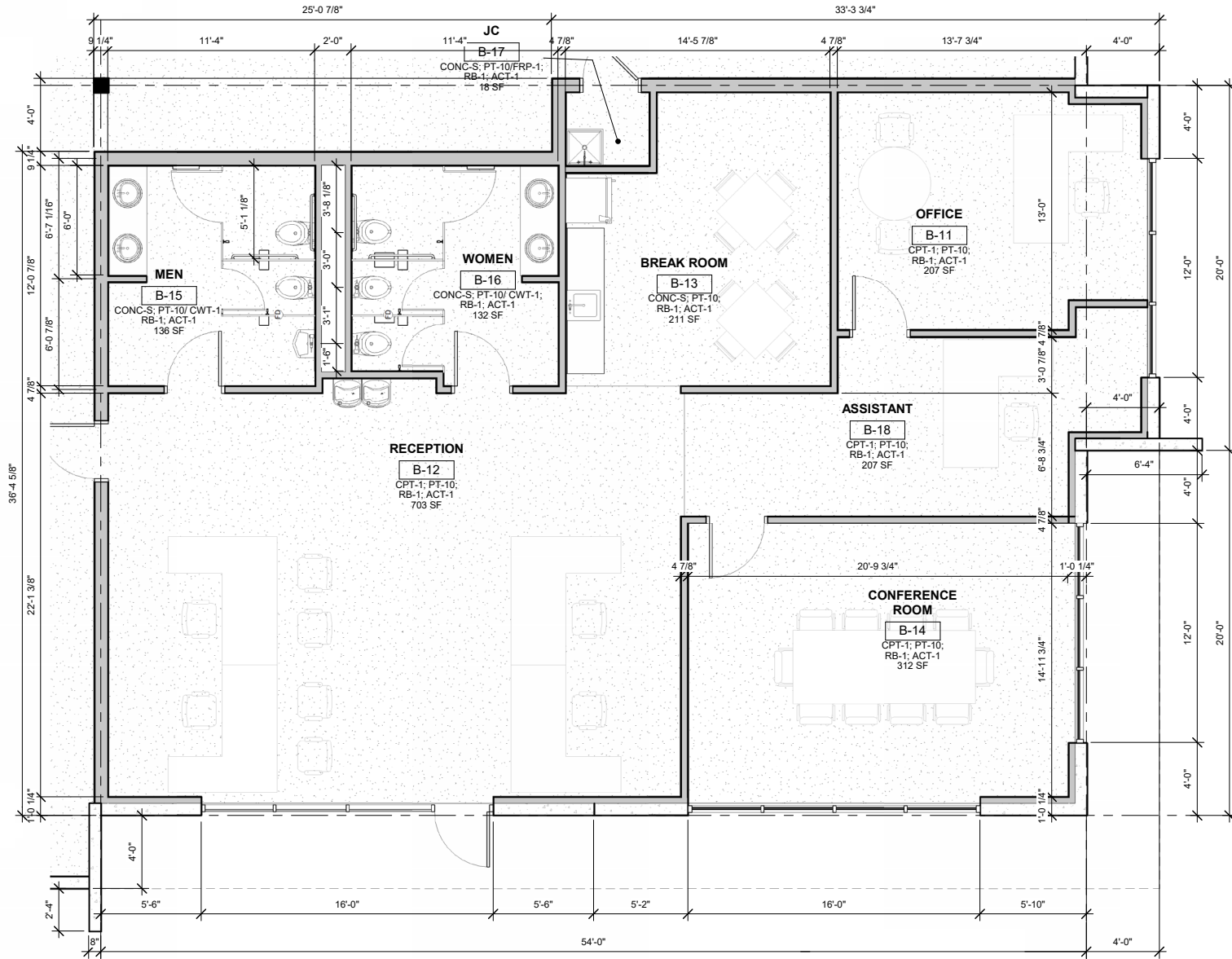
| | |
|-----------------|---------------------------|
| Footprint | 113,400 SF |
| Divisibility | 1 - 3 Tenants |
| Clear Height | 32' |
| Column Spacing | 50' x 54' (60' speed bay) |
| Dock-High Doors | 29 (9' x 10') |
| Drive-In Doors | 2 (14' x 16') |
| Dock Levelers | 10 (45,000 lb.) |
| Auto Parking | +/- 90 |
| Power | 1600 Amp |
| Lighting | 30 fc LED |
| Roof | 45 mil TPO |
| Fire Protection | ESFR |

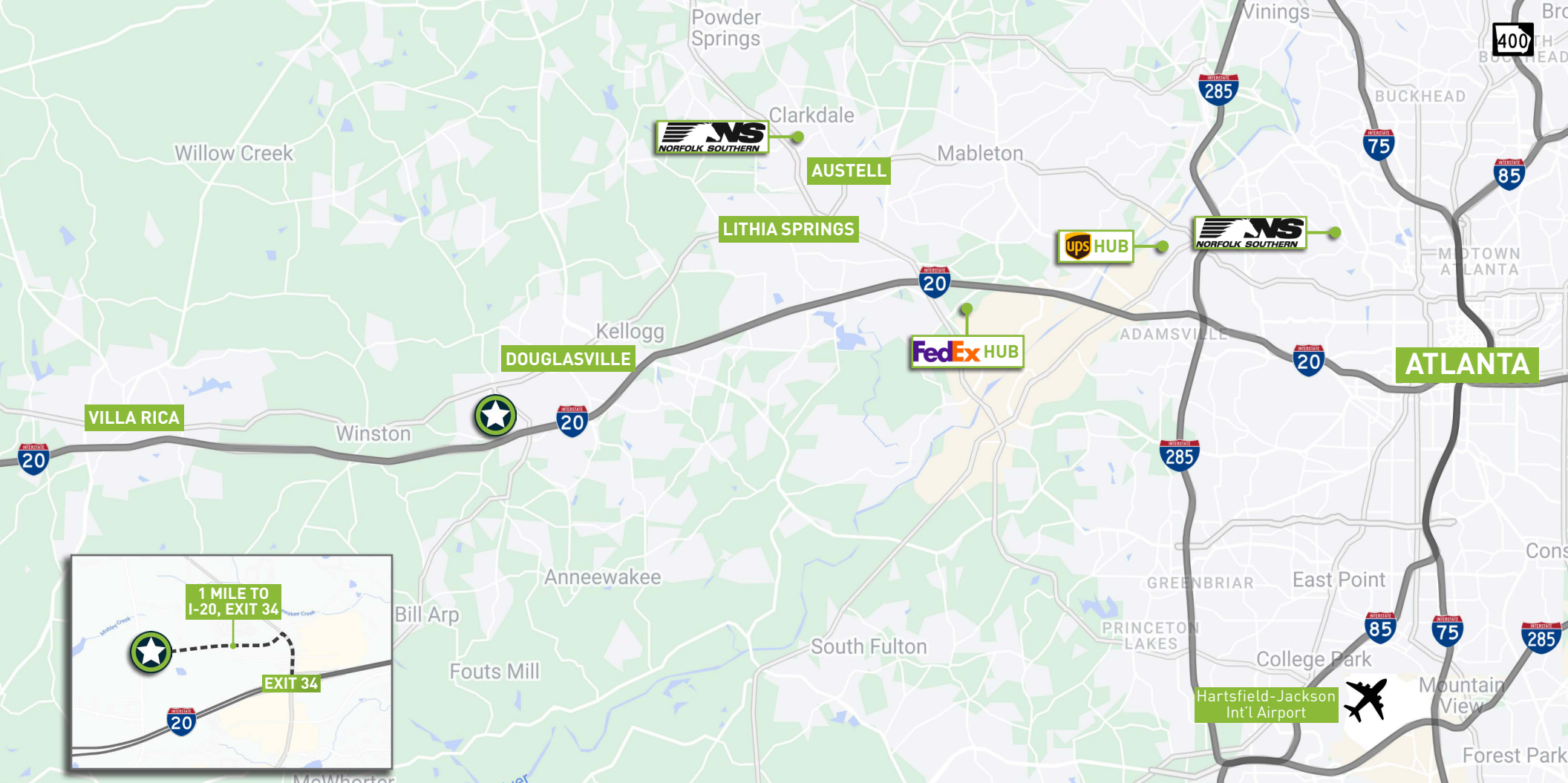
Building 2

| | |
|-----------------|--------------------------|
| Footprint | 68,040 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 | 8 (45,000 lb.) |
| Auto Parking | +/- 50 |
| Power | 1200 Amp |
| Lighting | 30 fc LED |
| Roof | 45 mil TPO |
| Fire Protection | ESFR |

Floor Plan

Typical Spec Office Floor Plan (+/- 2,000 SF)





Location

This Property 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 warehousing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Chadwell Supply, JJ Haines Flooring, Andersen Windows & Doors and Unis.

The property's location provides immediate access to Atlanta's major transportation 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 such as those in Savannah and Charleston.

| 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 |

Local Aerial

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About Dermody Properties

Dermody Properties 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 Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. 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 LogistiCenterSM 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 Commerical 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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