



BRIGHT STAR



LOGISTICS CENTER

Bright Star Connector | Douglasville, Georgia 30134

1,200,000 SF | CROSS DOCK

Owned & Managed by



1,200,000 SF
FOR LEASE

OVERVIEW

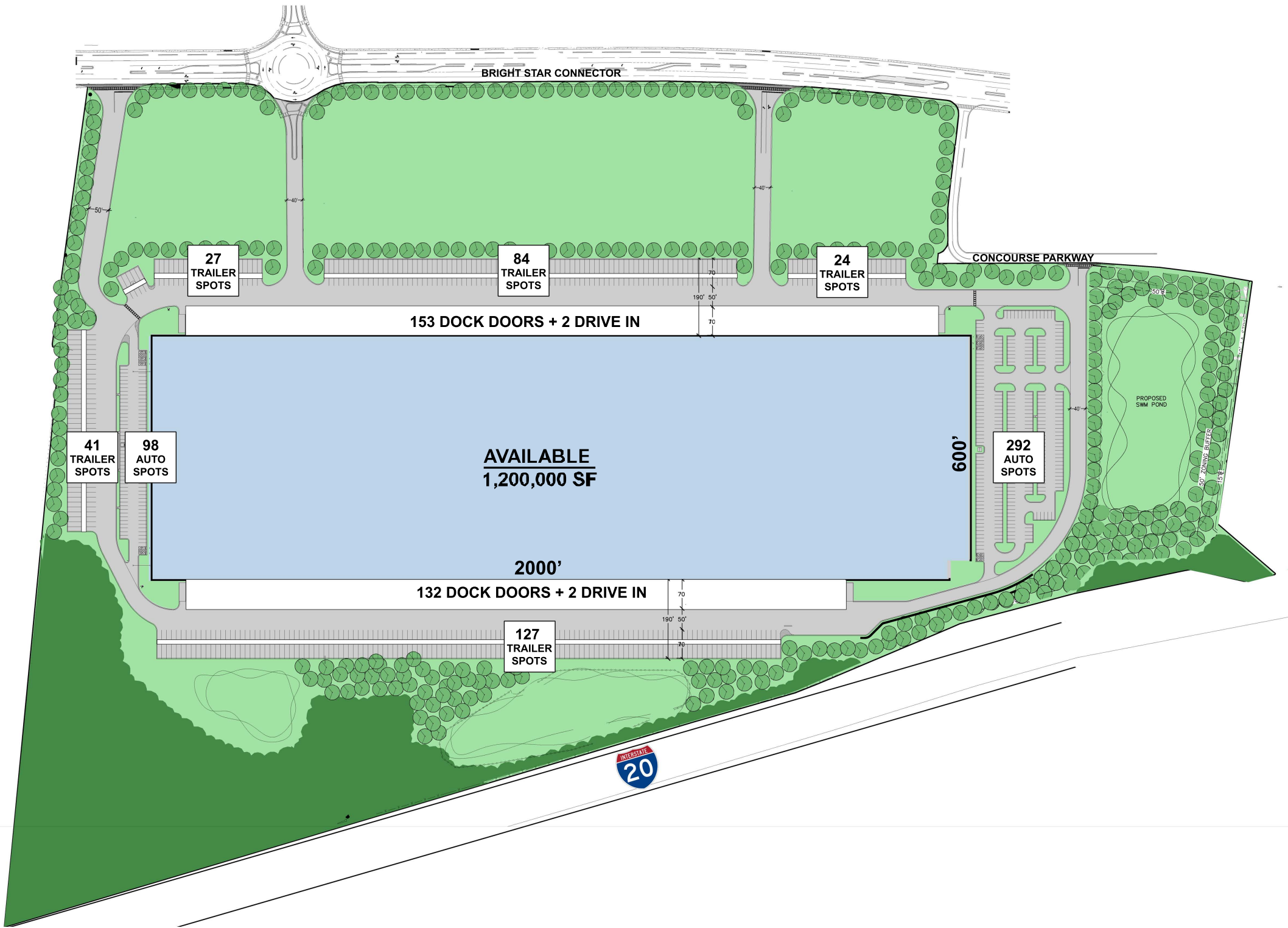
Bright Star Logistics Center is a multi-building industrial park consisting of 1,324,698 SF of existing product and future development up to 2,800,000 SF. The park is located in Douglasville, Georgia in the I-20 West/Douglasville submarket. Bright Star Logistics Center is located .75 miles from Interstate 20, with direct highway frontage to Interstate 20.

BUILDING SPECS

Total building sf	1,200,000 sf (600'd x 2,000' w)
Configuration	Cross dock
Column spacing	52' x 54' with 60' speed bays
Dock doors	285 (9' x 10')
Drive-in doors	4
Truck court depth	130-190'
Auto parking	390 spaces
Trailer parking	303 spaces
Ceiling height	40'clear
Lighting	6 lamp LED
Electrical	1,600 amps @ 480/277 V
Sprinkler	ESFR w/ 16.8 sprinkler heads
Roof	TPO/mechanically attached (15 yr warranty)
Floors	10 mil vapor barrier within slab

TAX INCENTIVES

Bright Star Logistics Center is located in a Less Developed Census Tract. \$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

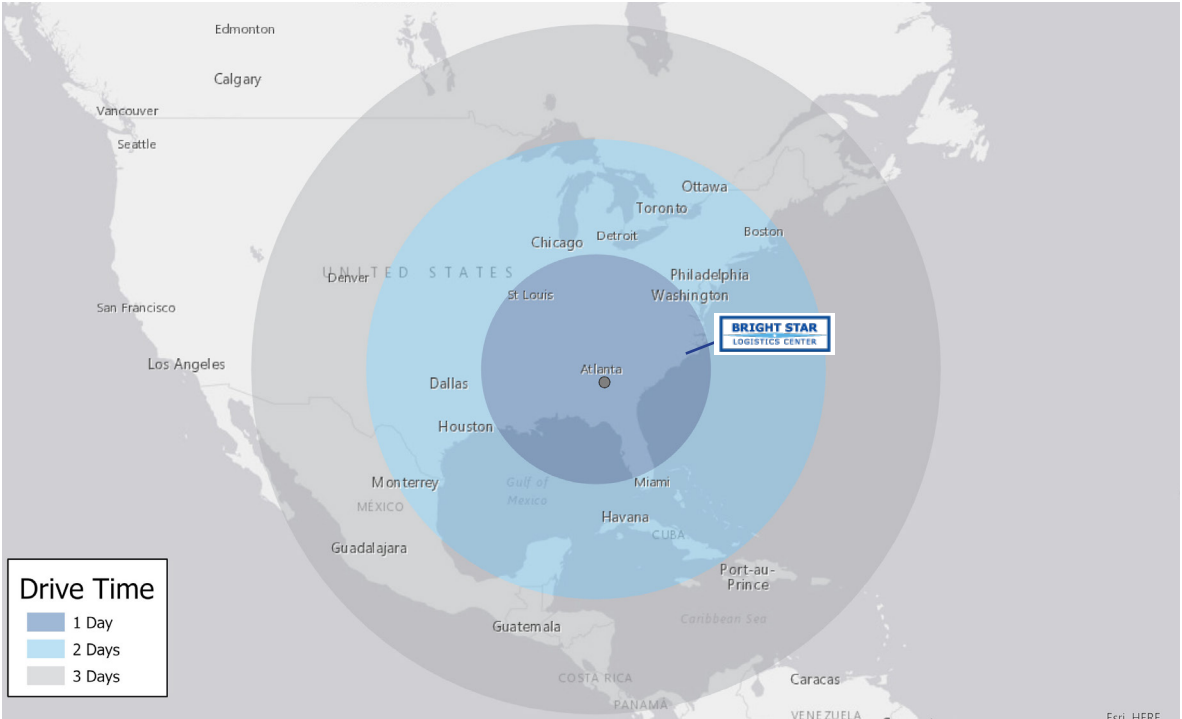


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RENDERING



DRIVE TIMES



NOTABLE DISTANCES

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



LABOR ADVANTAGES

KEY FACTS

2,163,236

Population



2.5

Average Household Size

35.6

Median Age

\$63,858

Median Household Income

10%

No High School Diploma

EDUCATION



24%

High School Graduate



26%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



83,963

Total Businesses



1,275,952

Total Employees

INCOME



\$63,858

Median Household Income



\$37,242

Per Capita Income



\$69,355

Median Net Worth

EMPLOYMENT



69%

White Collar



19%

Blue Collar



13%

Services

14.5%

Unemployment Rate

NEW BUSINESS INCENTIVES OFFERINGS
2023

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.

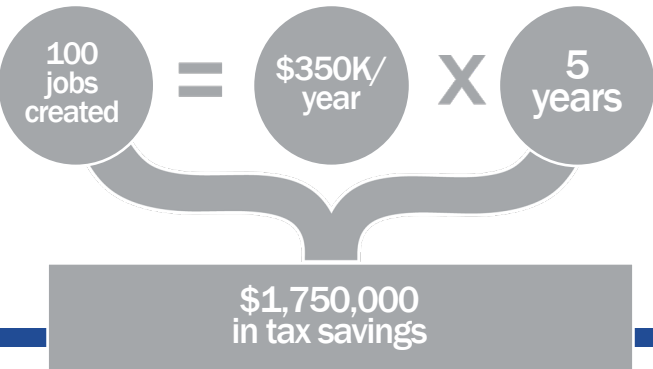
Bond Financing: Douglas County offers taxable and tax-exempt bond financing on projects resulting in below-market rates for numerous projects. Through this process the Douglas County Economic Development Authority takes title to the personal and/or real property. This is an economical avenue for financing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

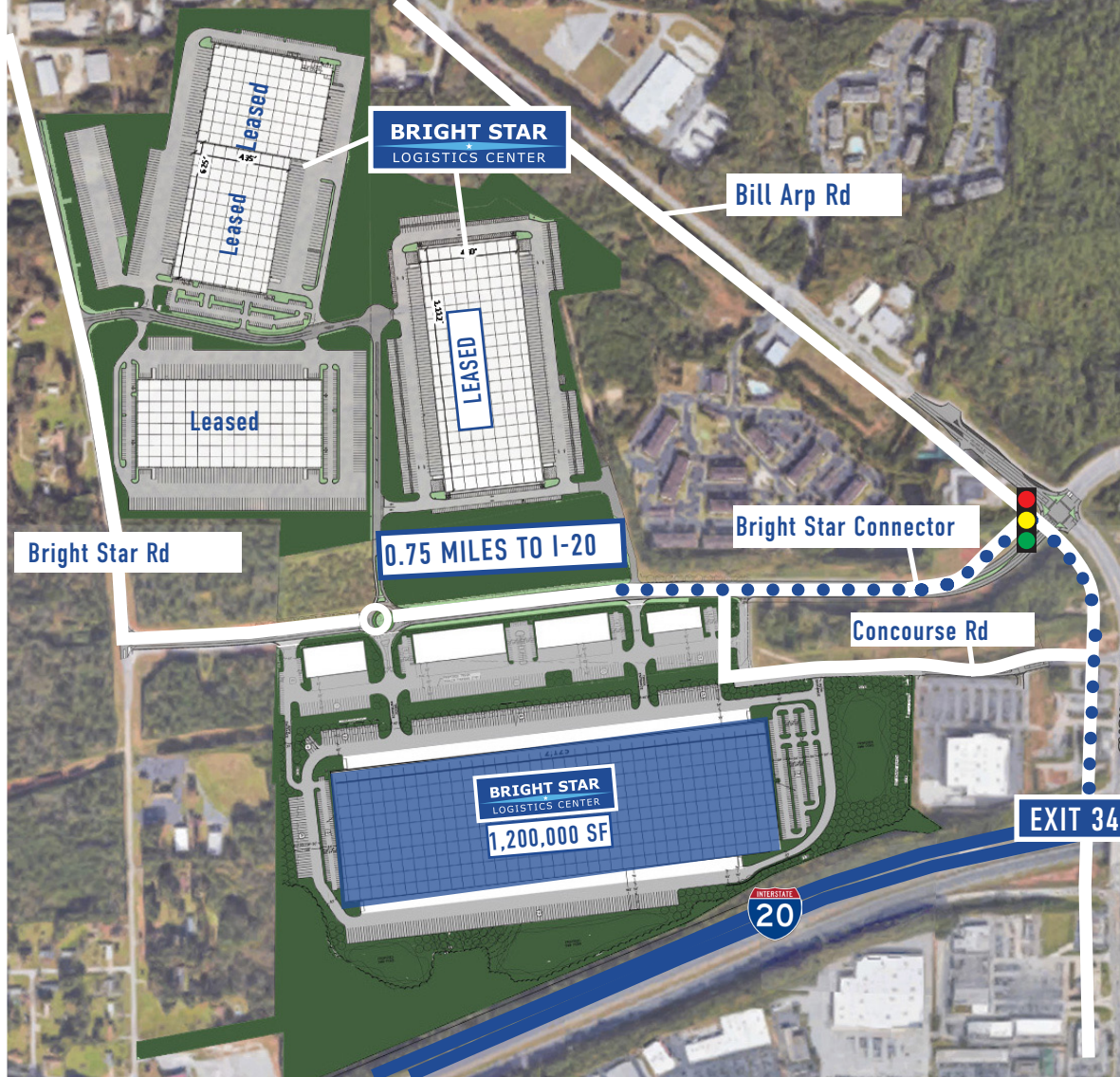
Local Tax Incentives: Local tax incentives are considered for projects that align with targeted industry sectors identified in the most recent strategic plan and the average hourly wage must be at least the current county average hourly wage as calculated by the Georgia Department of Labor (currently it is \$20.15). The incentive schedule awarded to the project is based on a point system that considers committed capital investment, net new jobs and raw average hourly wage. Target industry sectors include advanced manufacturing, professional and technology services and media and entertainment.

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



Located in a Less Developed Census Tract





For more information, please contact:

Reed Davis, SIOR
T +1 404 995 2227
M +1 404 844 9128
reed.davis@jll.com

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

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

Hannah Dillard
T + 404 995 2250
M + 706 248 5126
hannah.dillard@jll.com



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