

BRIGHT STAR



LOGISTICS CENTER

7550 Wood Road | Douglasville, Georgia 30134

CURRENTLY UNDER CONSTRUCTION



271,875 SF

FOR LEASE

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Owned & Managed by

NAI Brannen Goddard

The
Silverman
Group

BRIGHT STAR

LOGISTICS CENTER

7550 WOOD ROAD, DOUGLASVILLE, GA 30134

SQUARE FEET

±271,875

LOCATION

7550 Wood Road, Douglas County /
North of I-20

CONFIGURATION

Cross-Dock

FLOORS

Lapidolith concrete hardener sealer and dust proofer shall be placed on the entire slab on grade. 10 mil vapor barrier has been included in slab throughout slab on grade.

COLUMN SPACING

53'9" x 56'3" with 60' speed bays

LOADING DOORS

70 (9' x 10') non-insulated, 24-gauge roll formed steel sections (nominal) doors. Each door shall have pairs of Z-Guard Door Protectors and Dock Bumpers. Dock finishes to the tenant's requirement.

TRUCK COURT DEPTH

210' total depth, 80' concrete apron and 130' heavy duty asphalt, 60' trailer parking area

PARKING

210 auto spaces; 33 trailer spaces

LIGHTS

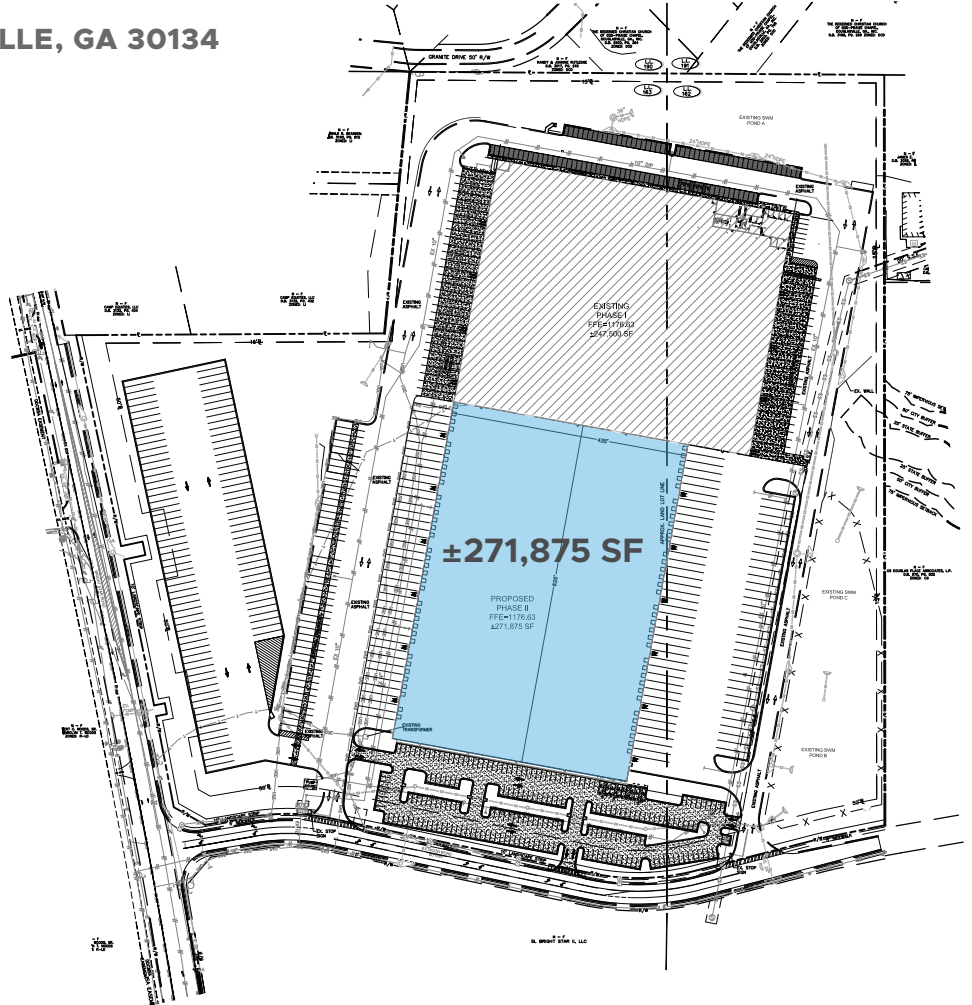
Six-lamp LED fixtures for vacant shell building lighting

ELECTRICAL

One (1) 1,600 amp service

CEILING HEIGHT

36' minimum at 1st bay bar joist



SPRINKLER TYPE

100% via an ESFR system with K-16.8 sprinkler heads

ROOFING SYSTEM

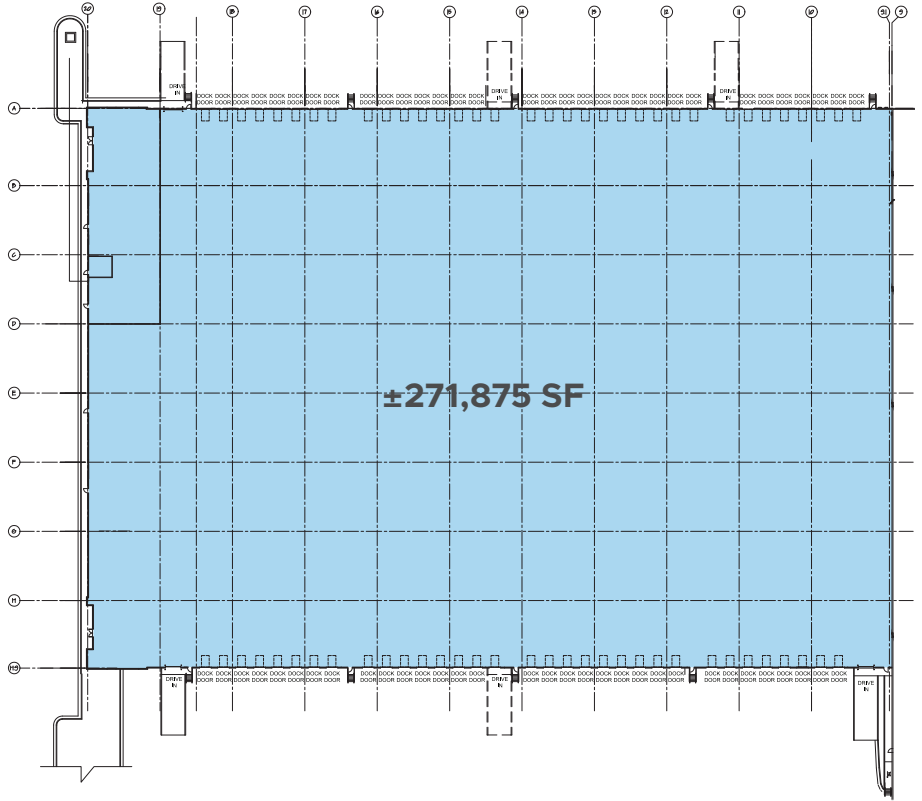
A mechanically attached 0.045 white reinforced TPO membrane, and 0.045 TPO standard wall flashing with (1) layer 4" THK (R-25) of isocyanurate roof insulation. Manufacturer's fifteen-year labor and material warranty included.

HVAC

Nine (9) gas-fired 300,000 BTU heaters (freeze protection). Two (2) HP roof mounted exhaust fans (additional only as required by building code). Two (2) motorized wall louvers (additional only as required by building code).

LOCATION

The property, located in Douglasville, Georgia, is a 271,875 SF industrial building scheduled to be completed in Q3 2020. It is strategically located in the I-20 W/Douglasville submarket, with excellent access to Interstate 20, Hartsfield-Jackson Atlanta International Airport air cargo, and Downtown and Midtown Atlanta. The property is also in close proximity to both CSX and Norfolk Southern intermodal terminals.



DRIVE TIMES VIA TRAILER TRANSPORT

NOTABLE DISTANCES

SHIPPING HUBS

FedEx	12.7 miles
UPS	17.7 miles

INTERMODAL

Norfolk Southern	14 miles
CSX	27 miles

INTERSTATE

I-20	less than 2 miles
I-285	18 miles

AIR

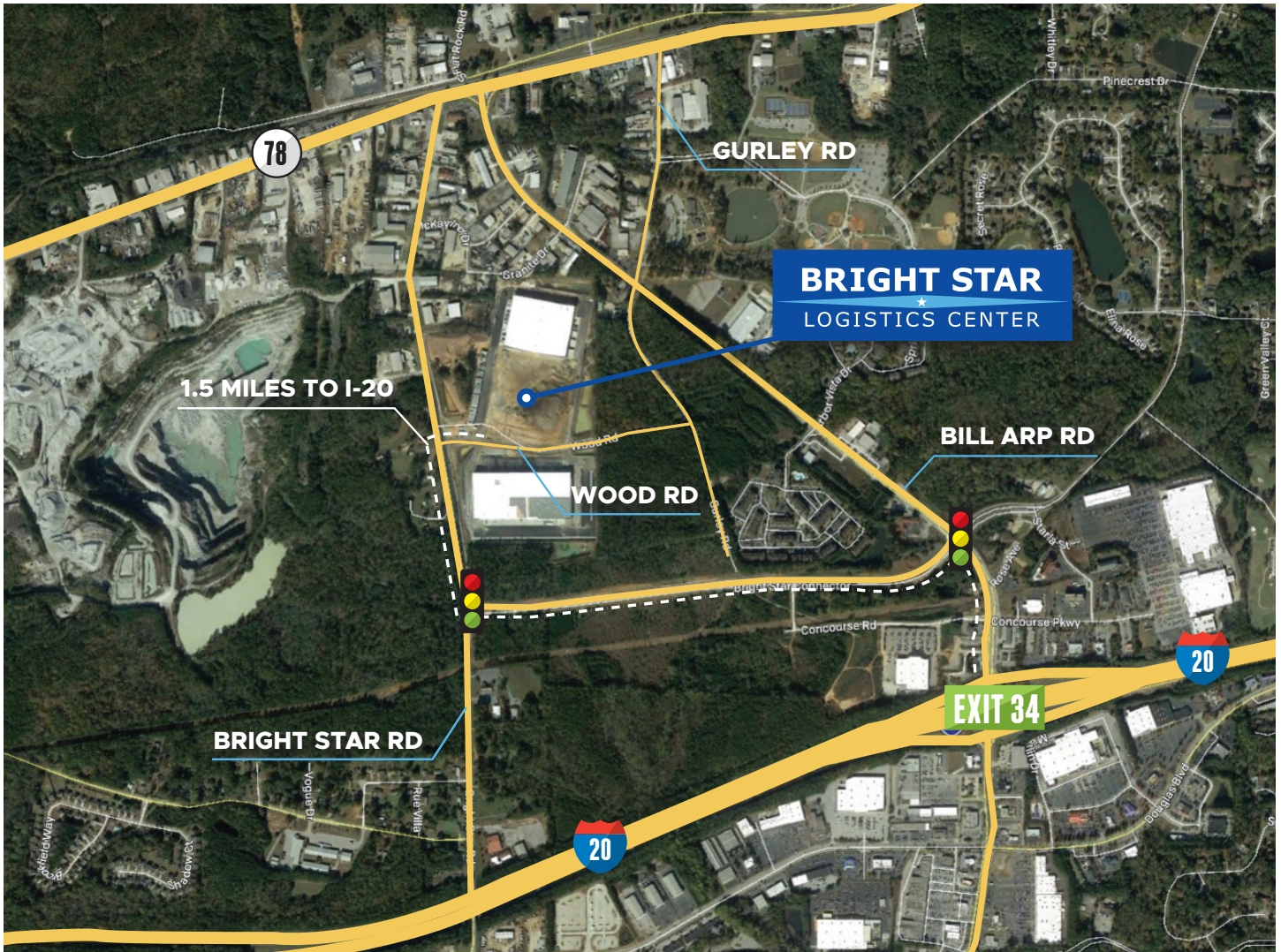
Hartsfield-Jackson Atlanta Intl. Airport	33 miles
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PORT CITIES

Savannah, GA	272 miles
Charleston, SC	330 miles
Mobile, AL	324 miles
Jacksonville, FL	373 miles
New Orleans, LA	471 miles

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