



304,880 SF
DELIVERED -
READY FOR OCCUPANCY



SMITH FARMS INDUSTRIAL PARK

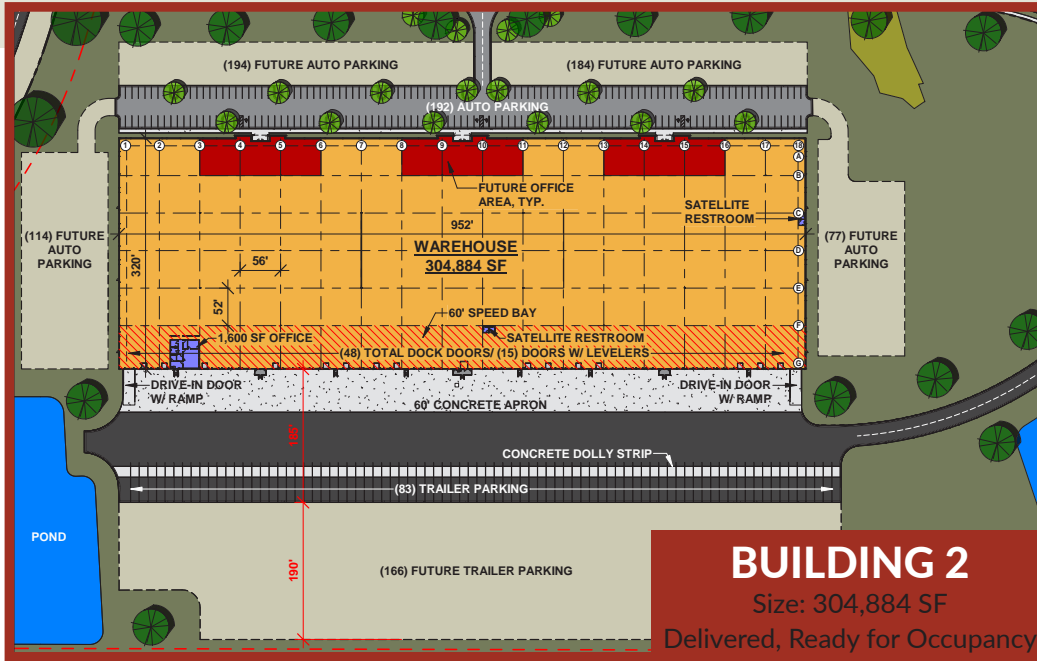
140 Smith Farms Parkway, Greer, SC 29651



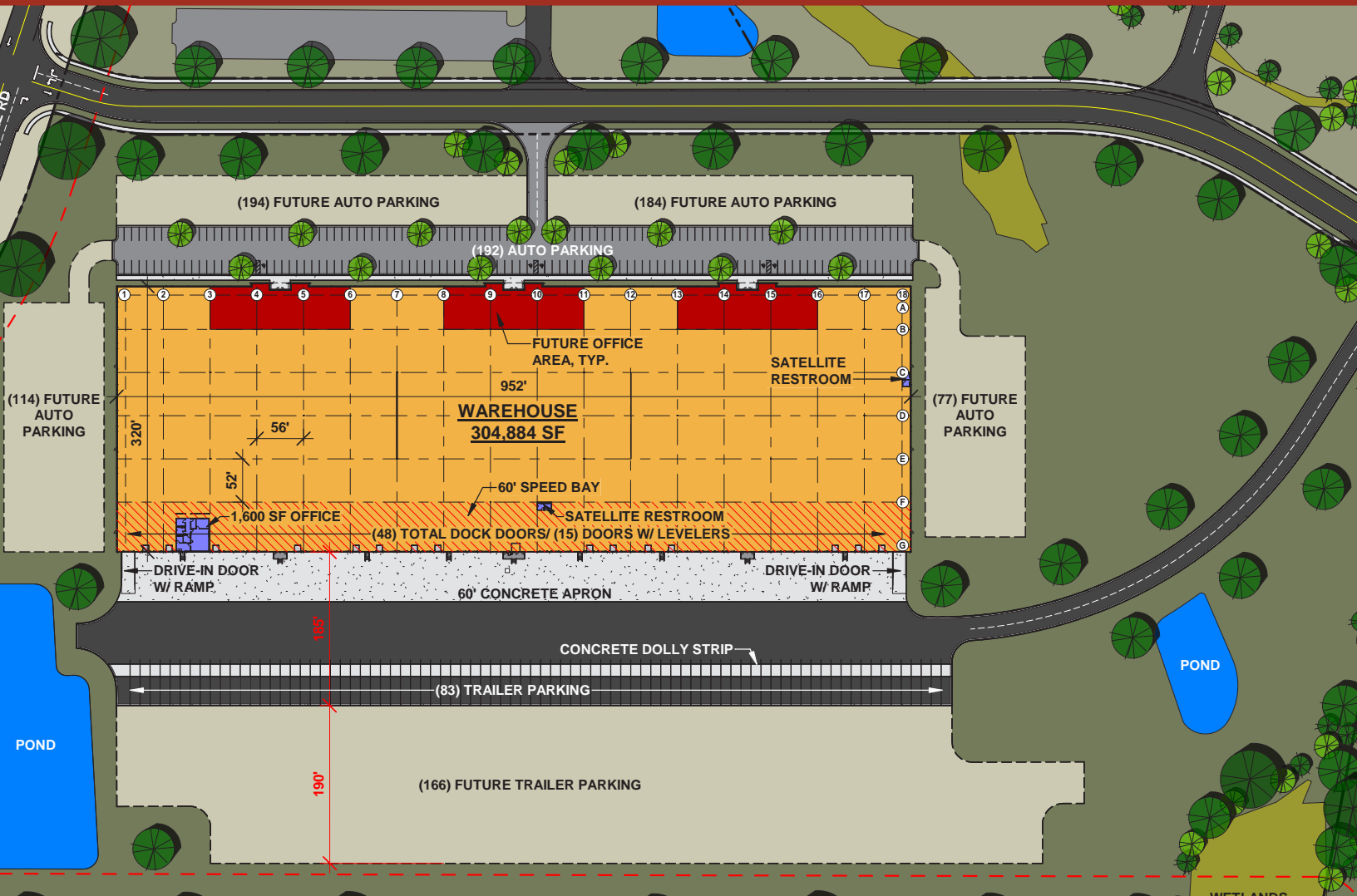
VIEW PROPERTY VIDEO

PARK PLAN

Smith Farms is a 450-acre Class A Industrial Park located off Hwy 101 in Spartanburg County, SC. The second phase of the park is currently under construction and will include 2 MSF of Class A speculative space upon completion. The 304,884 SF building is a rear load facility and features 36' clear, 48 docks, 2 drive-in doors, and a 185' truck court. The building delivered Q2 2023.



BUILDING 2 - 304,884 SF



BUILDING 2 DETAILS

Available SF: 304,884

Dock Doors: 48 (9' x 10')

Building Dimensions: 320' x 952'

Dock Packages: 15 w/ 40K LBS hydraulic levelers

Spec Office Space: 1,600 SF

Drive-In Doors: 2 (12' x 14')

Clear Height: 36'

Lighting: LED, Motion Sensor (30 FC)

Column Spacing: 52' x 56'

Power: 2,500 amps

Speed Bay: 60'

Auto Parking: 192 (Exp. to 761)

Load Type: Rear Load

Trailer Parking: 83 (Exp. to 249)

Sprinkler: ESFR

Roof: 60 mil TPO, R-20 Insulation

Truck Court: 185'

Flooring: 7" floor

BUILDING CROSS HATCH



LOCATION DRIVE ROUTES

THE UPSTATE OF SOUTH CAROLINA

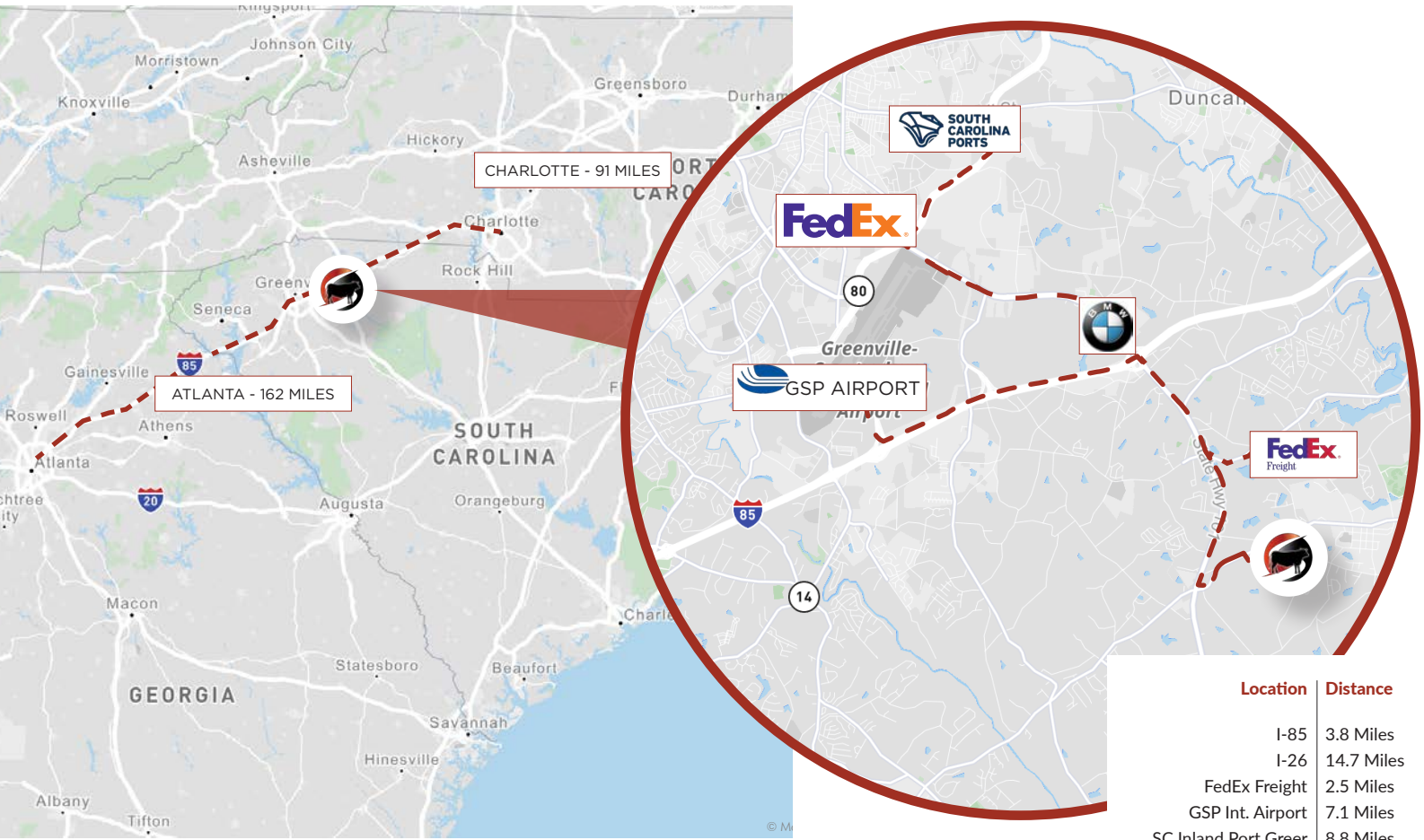
- Strategically located in one of the fastest growing industrial markets the United States.
- The entire east coast is accessible within 24 hours.

GREENVILLE INTERNATIONAL AIRPORT

- Over 100 nonstop flights daily
- FedEx and UPS Air Hub Terminal
- Serviced by six major airlines

SC INLAND PORT OF GREER

- Overnight rail service from Charleston via Norfolk Southern
- Most efficient port on the US (less than 60 minute turn time)
- 100 Foreign ports served directly
- SC Port is the fourth largest port on the east coast

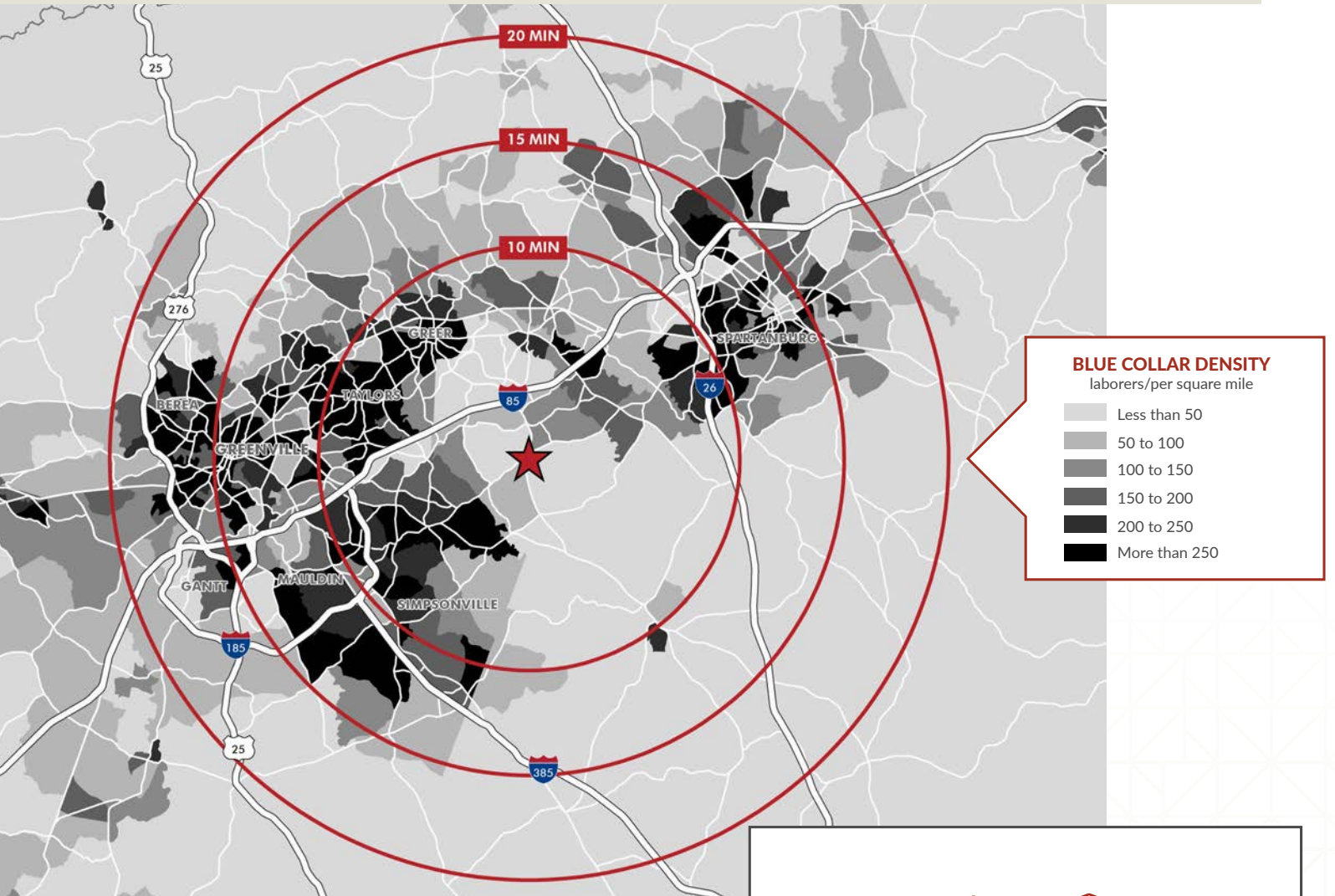


Location	Distance
I-85	3.8 Miles
I-26	14.7 Miles
FedEx Freight	2.5 Miles
GSP Int. Airport	7.1 Miles
SC Inland Port Greer	8.8 Miles
BMW	4.4 Miles
Atlanta	162 Miles
Charlotte	91 Miles






LABOR INFORMATION

Over the last decade, the upstate has averaged an annual population growth that is 61% greater than the U.S. average. Currently, one person moves into the upstate every hour.



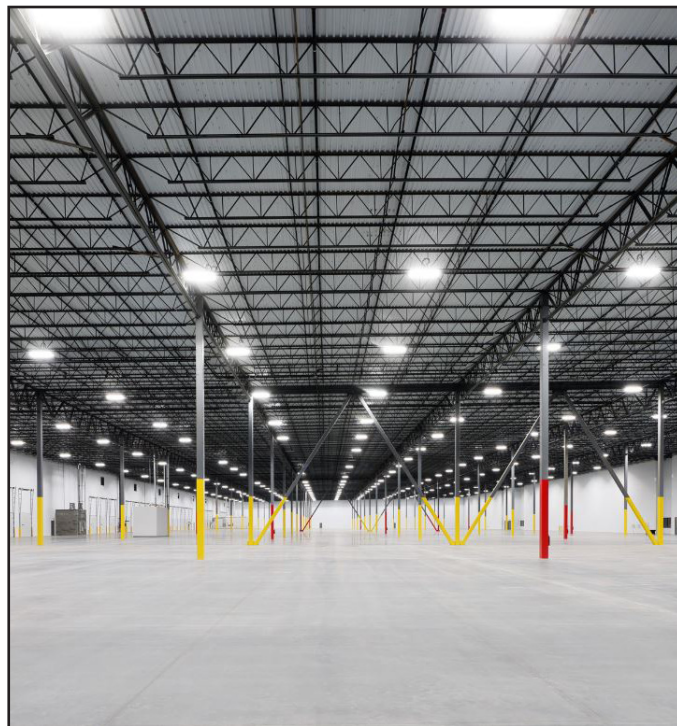
COMPARABLE PORT WAGE RATES

PORT COMMUNITY	AVG. HOURLY WAGE
GREENVILLE-SPARTANBURG	\$17.31
NORFOLK, VA	\$17.31
SAVANNAH, GA	\$18.96
BALTIMORE, MD	\$19.02

	 ESTIMATED POPULATION	 AVAILABLE LABOR	 WAREHOUSE WORKFORCE
10 MINUTES	40,630	20,990	837
15 MINUTES	120,207	61,964	2,492
20 MINUTES	275,865	142,673	6,632

CONSTRUCTION UPDATE

AS OF SEPTEMBER 18, 2023





ABOUT RED ROCK

Red Rock Developments is a privately held real estate development and investment company headquartered in Columbia, SC, with a regional office in Charlotte, NC. Our core competency is in the industrial/distribution sector focused on strategic, gateway markets throughout the United States. Red Rock has developed over 30 million square feet of Class A industrial and office space and continues to grow its platform. Red Rock's areas of expertise include build-to-suit/lease, speculative development, and industrial park/land development. The company currently has industrial projects located throughout the Southeast, Southwest, Midwest, and Northeast regions. Additional information can be found at redrockdevelopments.com.

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