



**±1.1M SF AVAILABLE  
FOR IMMEDIATE OCCUPANCY**



# **SMITH FARMS INDUSTRIAL PARK**

Smith Farms Parkway, Greer, SC 29651



**VIEW PROPERTY VIDEO**

# PARK PLAN

## PHASE II - UNDER CONSTRUCTION

### Building 2

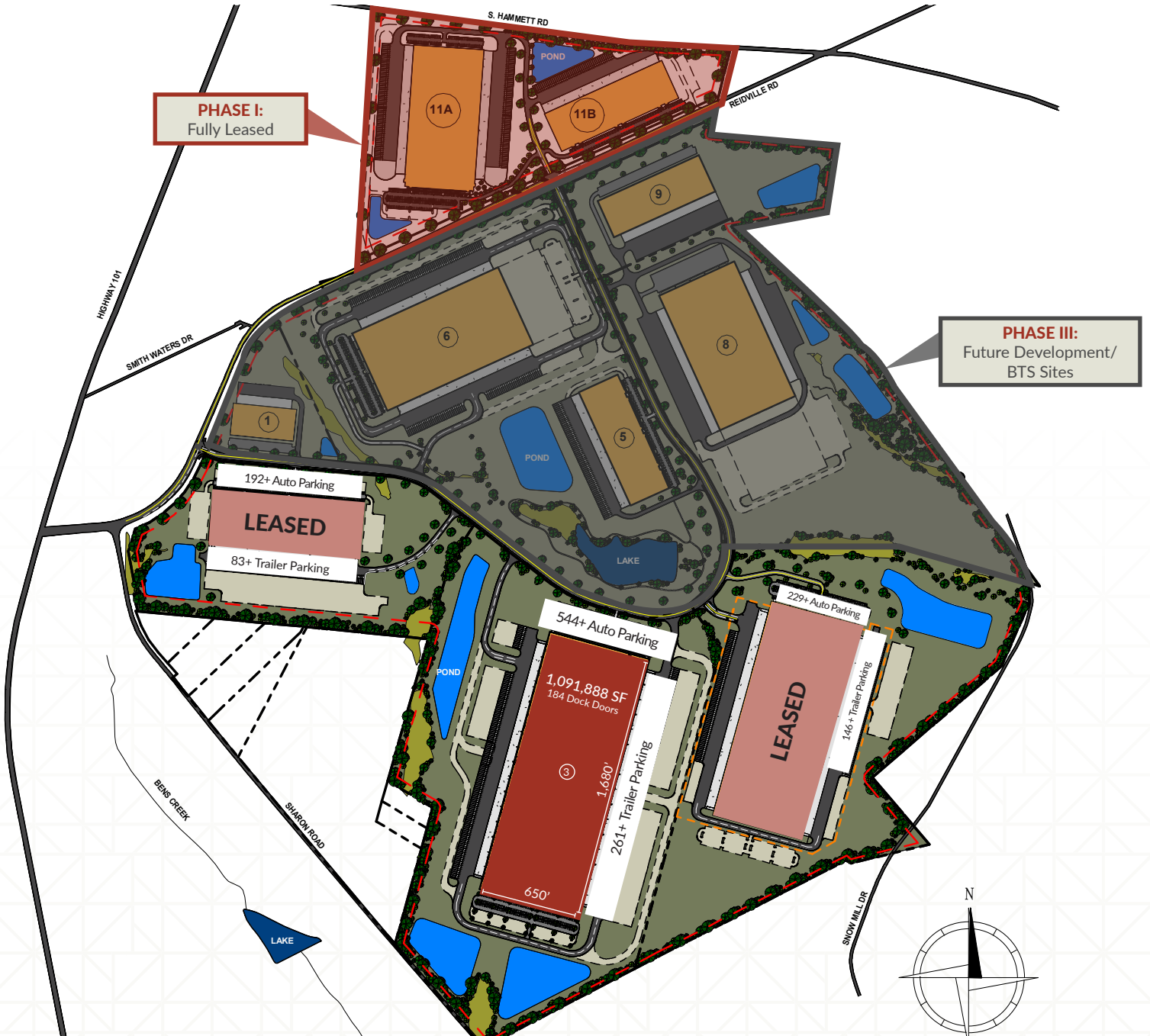
Size: 304,884 SF  
LEASED

### Building 3

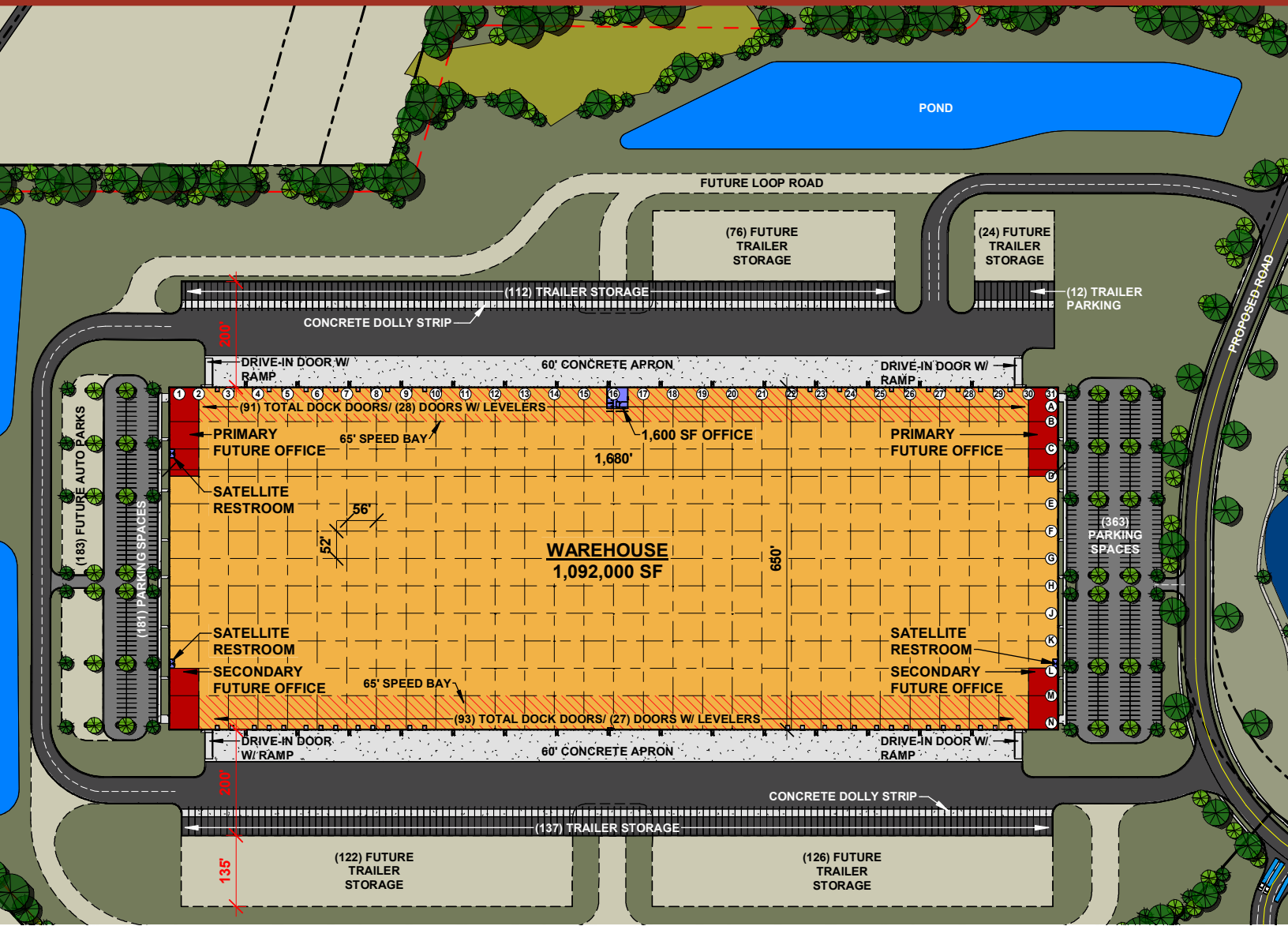
Size: 1,091,888 SF  
Demisable  
Delivered & Ready for Occupancy

### Building 4

Size: 797,936 SF  
LEASED



# BUILDING 3 - 1,091,888 SF



## BUILDING 3 DETAILS

Available SF: 1,091,888

Dock Doors: 184 (9' x 10')

Demisable SF: ±500,000

Dock Packages: 55 w/40K LBS hydraulic levelers

Building Dimensions: 650' x 1,680'

Drive-In Doors: 4 (12' x 14')

Spec Office Space: 1,600 SF

Truck Court: 200'

Clear Height: 40'

Auto Parking: 544 (Exp. to 727)

Column Spacing: 52' x 56'

Trailer Parking: 261 (Exp. to 609)

Speed Bay: 65'



# STRATEGIC LOCATION IN THE SOUTHEAST

## 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.

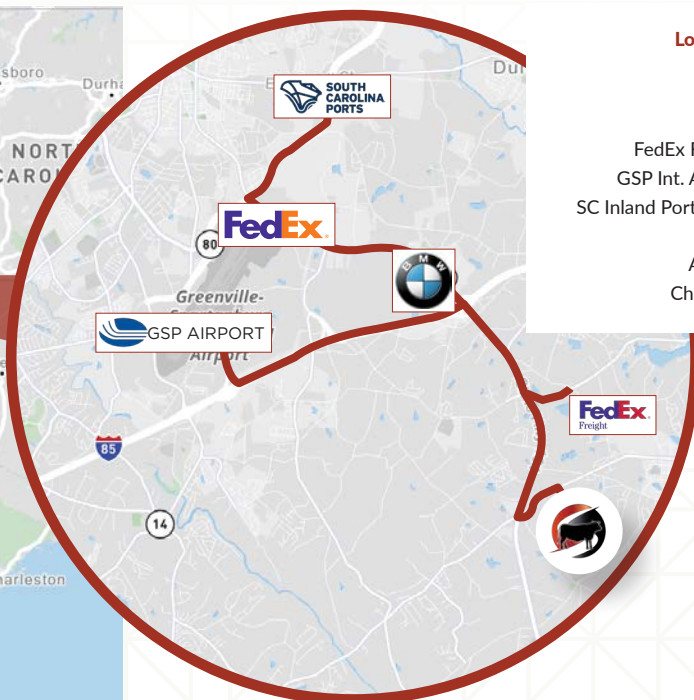
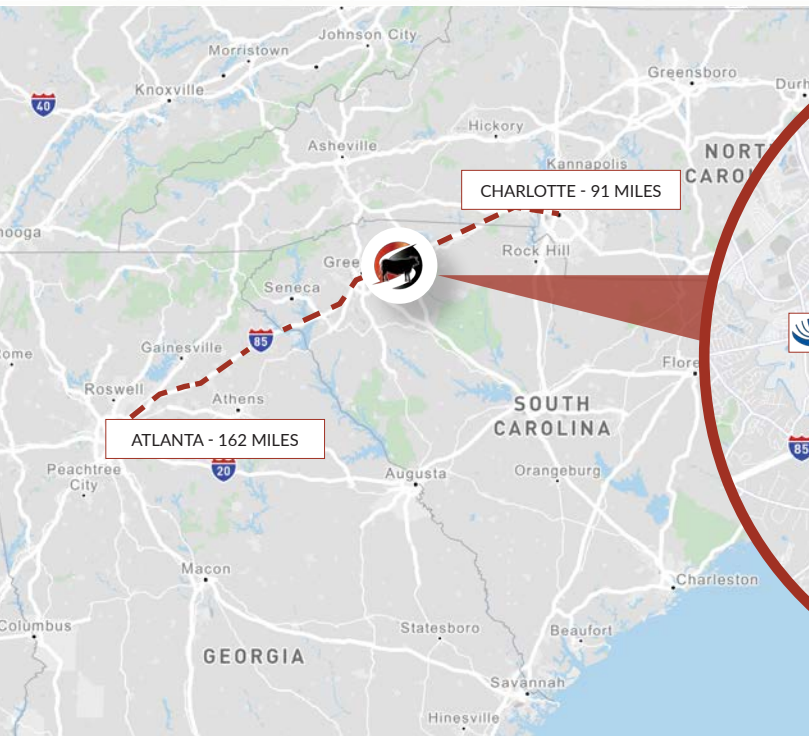
## SC INLAND PORT OF GREER

- Located 212 miles from the Port of Charleston, the deepest harbor on the East Coast
- Overnight rail service from Charleston via Norfolk Southern
- Most efficient port on the United States (less than 60 minute turn time)
- 100 Foreign ports served directly
- SC Port is the fourth largest port on the east coast



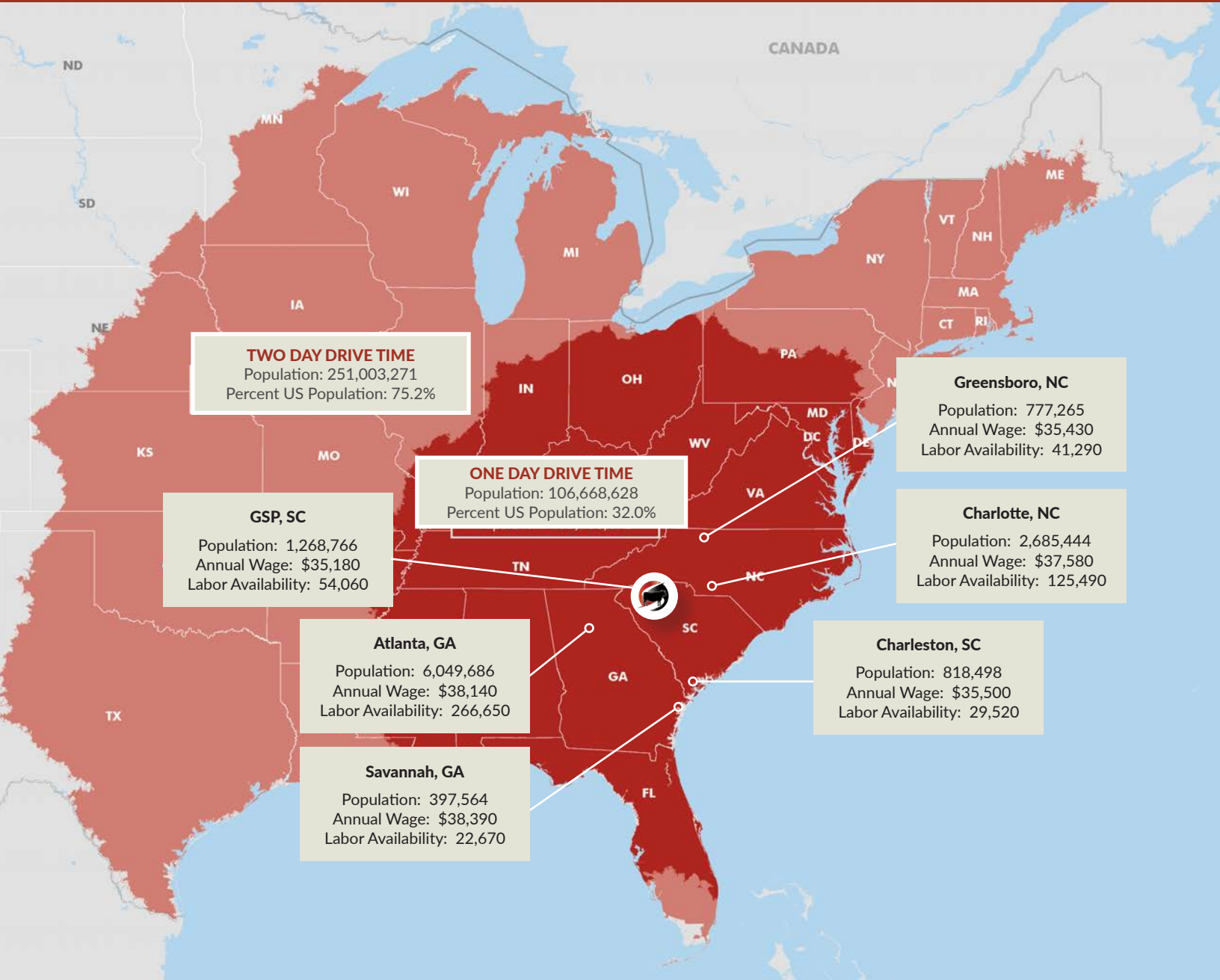
## GREENVILLE INTERNATIONAL AIRPORT

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



| 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   |

# DRIVE TIMES



## BY LAND

I-26 connects the GSP Market to Charleston and I-85 connects Atlanta to Charlotte. One-day truck service from the Upstate reaches 32% of the US population.



## BY AIR

GSP International Airport provides residents over 100 daily flights to over 21 destinations and provides cargo services from FedEx and UPS.

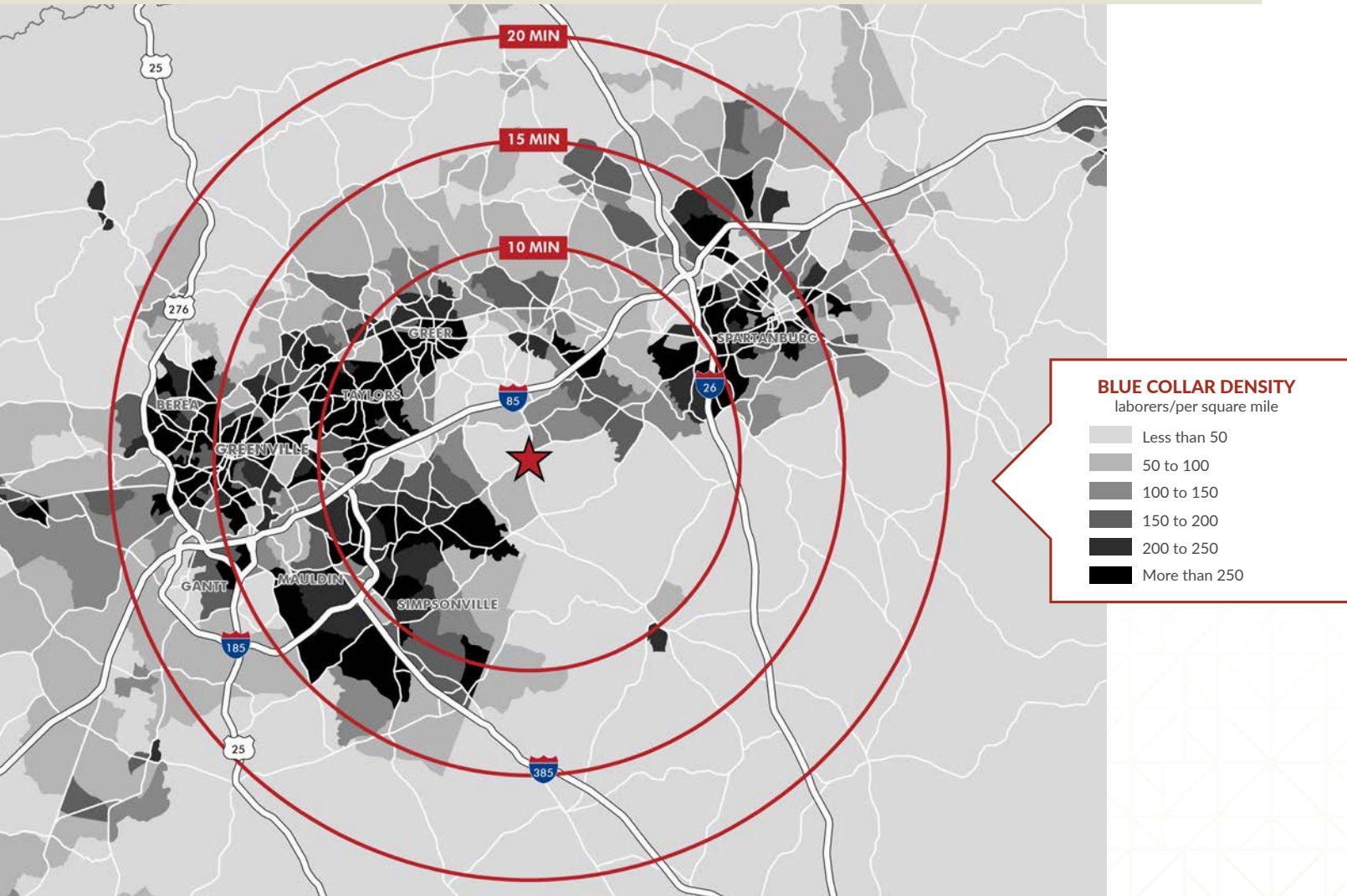


## BY SEA

The Inland Port Greer and Port of Charleston operate by a 60 minute truck turn with 100 foreign ports served directly.

# 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          |
| NEW YORK – NEWARK, NJ  | \$20.29          |

# PROPERTY PHOTOS

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](http://redrockdevelopments.com).

## FOR MORE INFORMATION, PLEASE CONTACT:

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