



**±1,091,888 SF
DELIVERED -
READY FOR OCCUPANCY**



SMITH FARMS INDUSTRIAL PARK

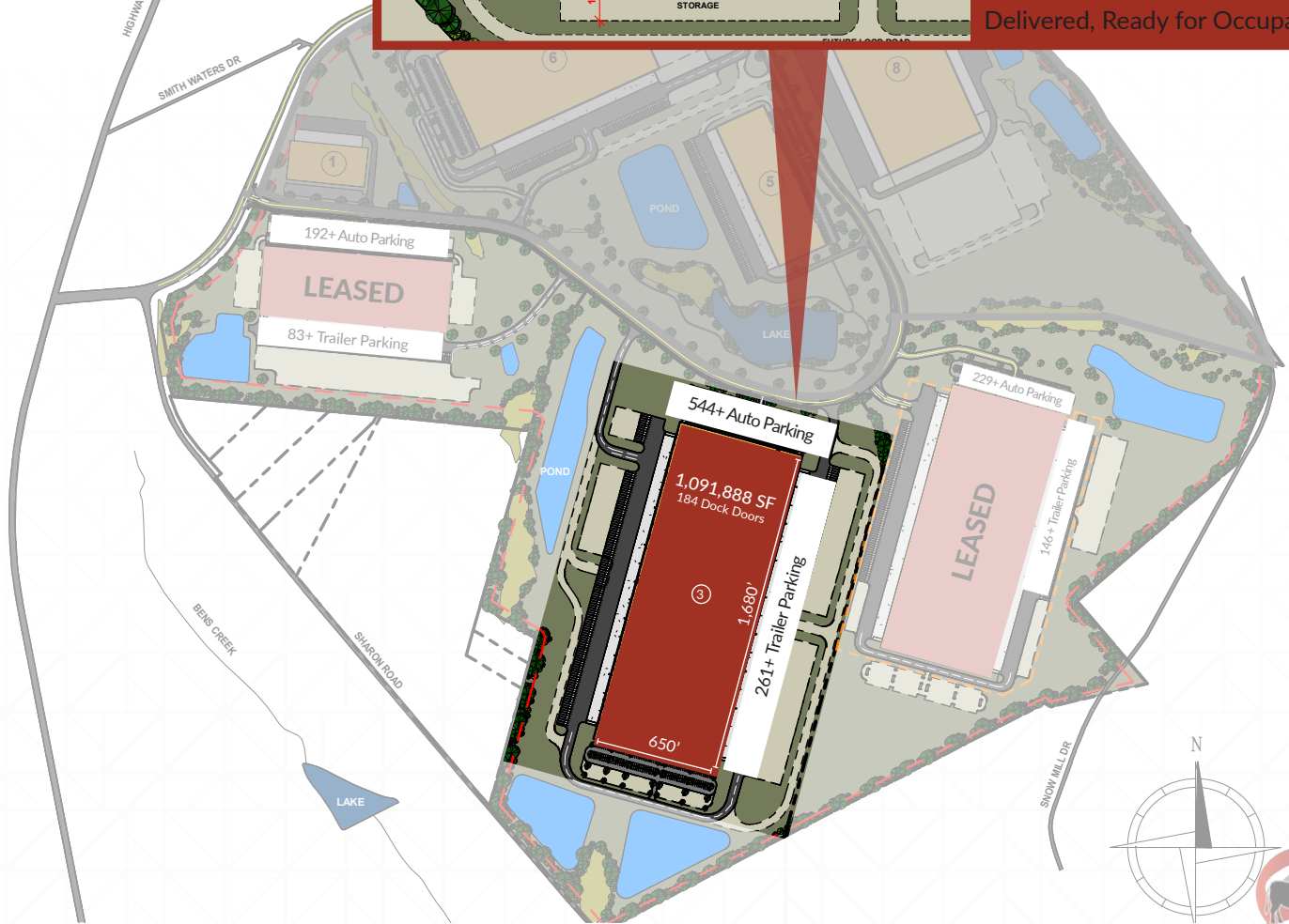
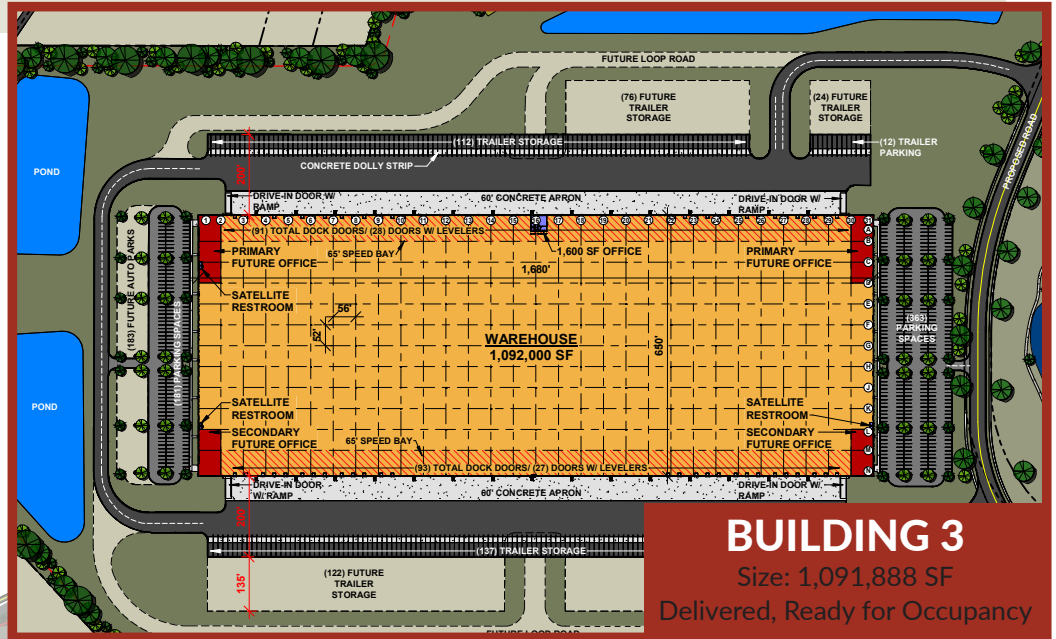
160 Smith Farms Parkway, Greer, SC 29651



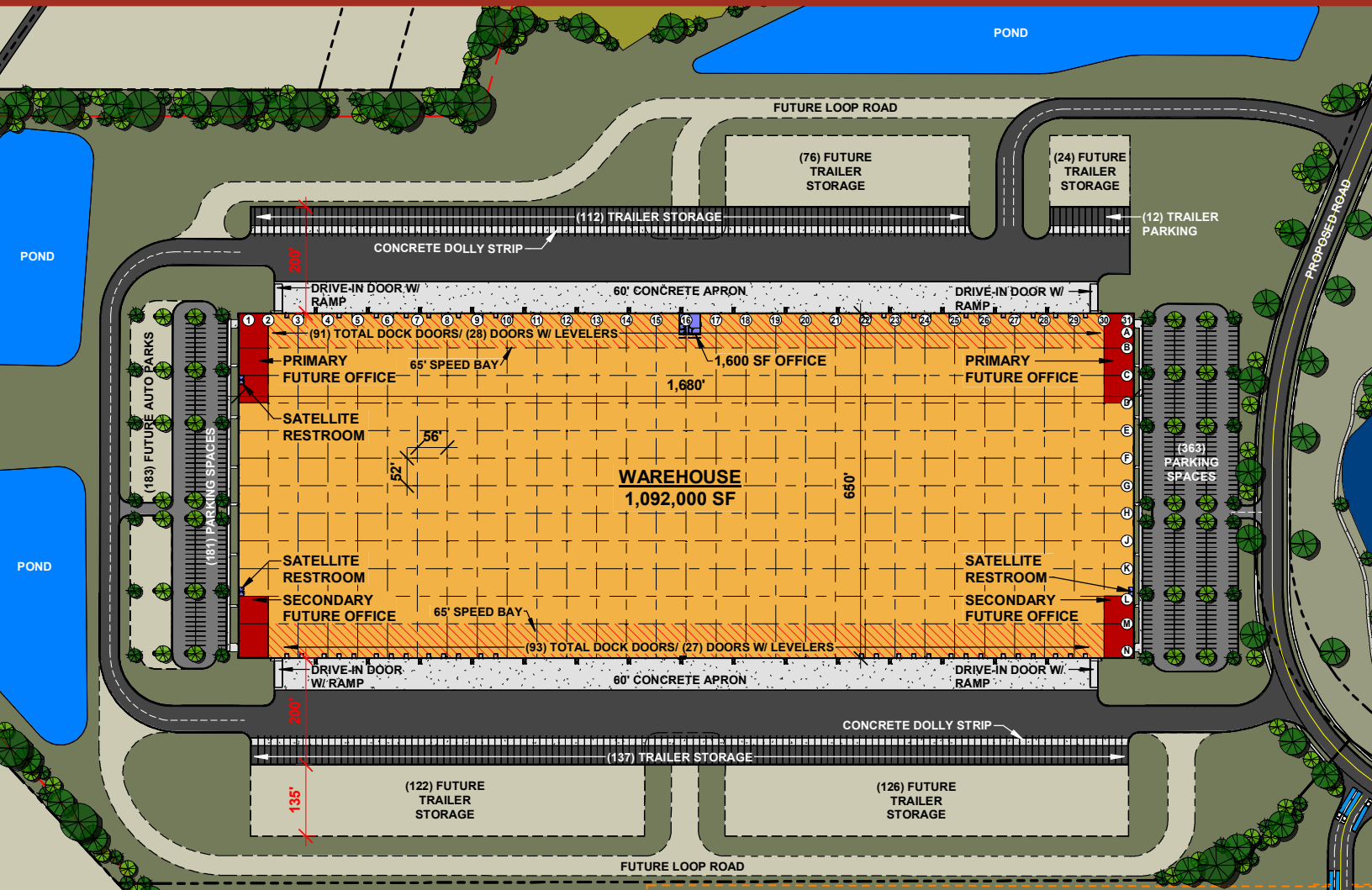
VIEW PROPERTY VIDEO

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 1,091,888 SF building is a cross dock facility and features 40' clear, 184 docks, 4 drive-in doors, and a 200' truck court. The building delivered Q1 2023.



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

Lighting: LED, Motion Sensor (30 FC)

Clear Height: 40' at eave

Power: 4,000 amps (scalable to 8,000 amps)

Column Spacing: 52' x 56'

Auto Parking: 544 (Exp. to 727)

Speed Bay: 65'

Trailer Parking: 261 (Exp. to 609)

Load Type: Cross Dock

Roof: FiberTite 36 mil TPO, R-20

Sprinkler: ESFR

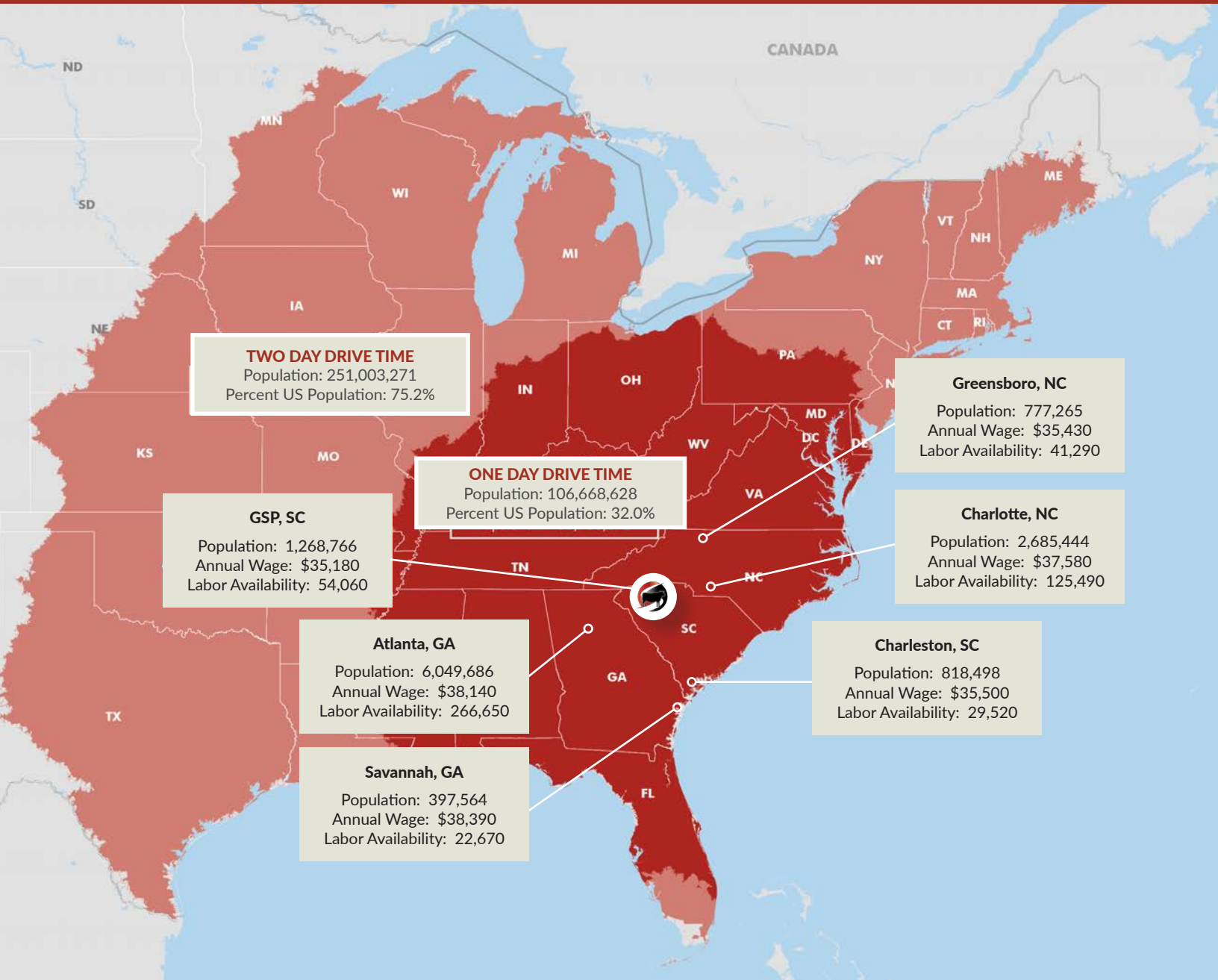
Flooring: 8" Concrete Slab

Truck Court: 200'

BUILDING CROSS HATCH



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.

LOCATION DRIVE ROUTES

THE UPSTATE OF SOUTH CAROLINA

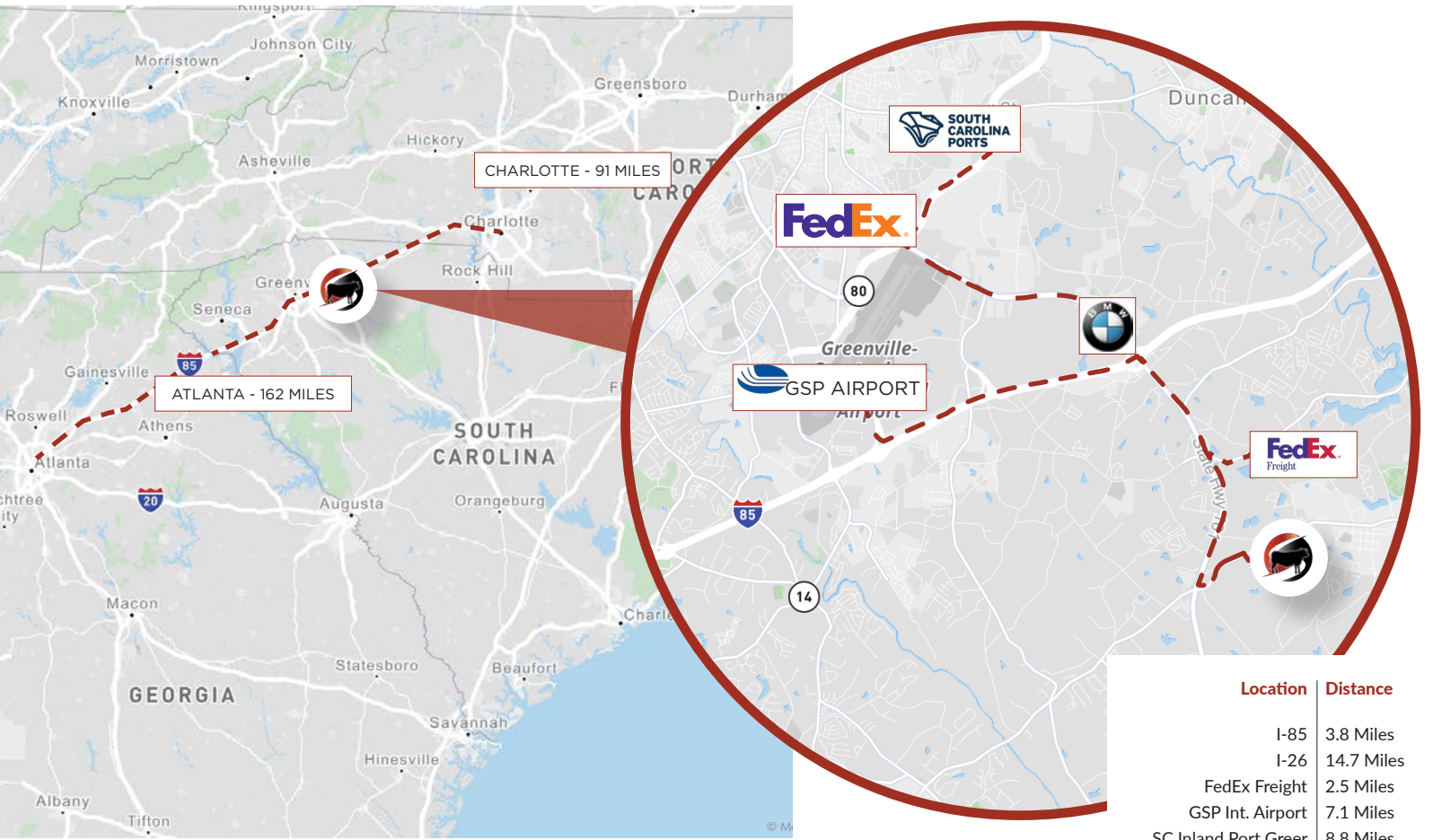
- Strategically located in one of the fastest growing industrial markets the United States.
- The entire east coast is accessible within 24 hours.

GREENVILLE INTERNATIONAL AIRPORT

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

SC INLAND PORT OF GREER

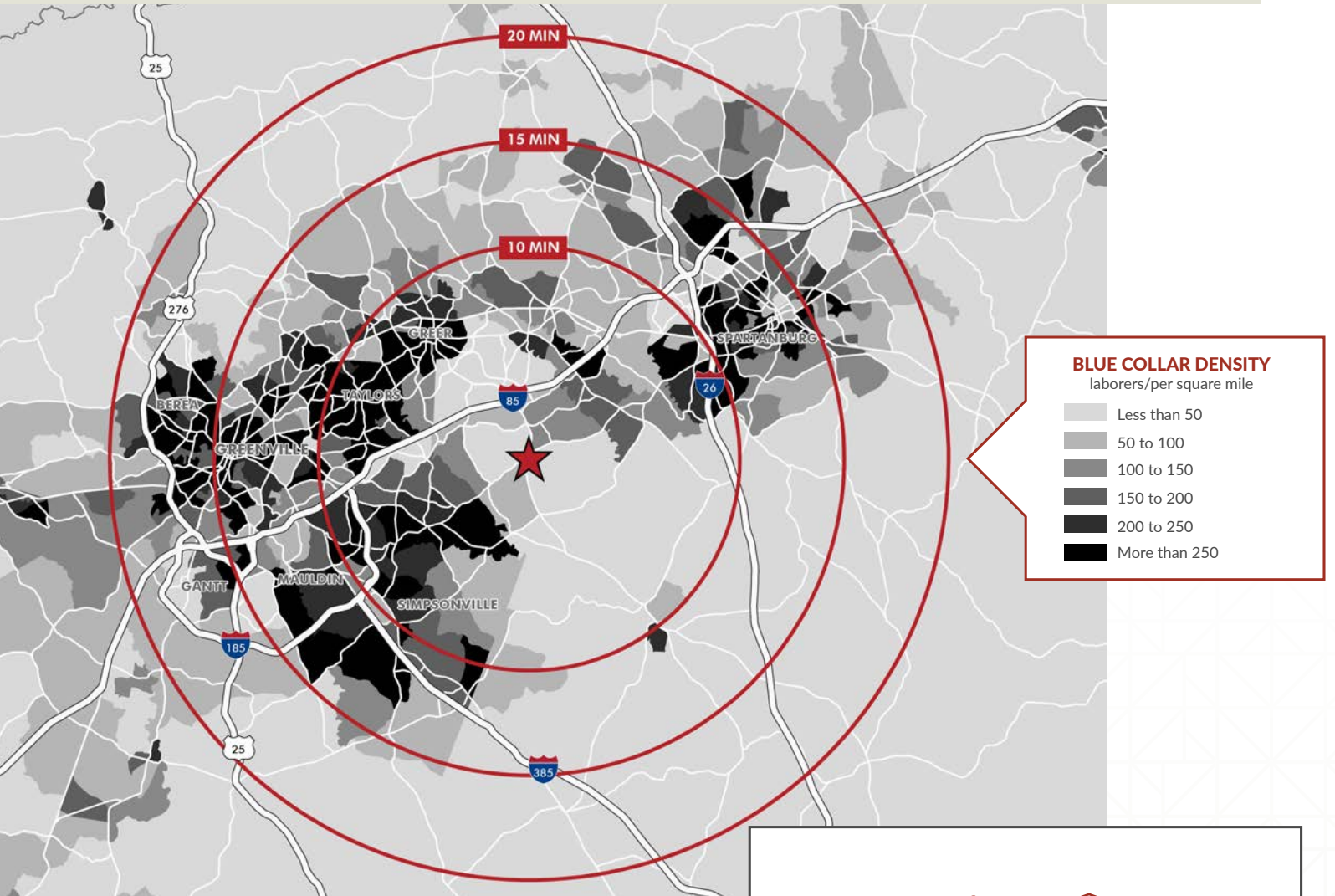
- Overnight rail service from Charleston via Norfolk Southern
- Most efficient port on the US (less than 60 minute turn time)
- 100 Foreign ports served directly
- SC Port is the fourth largest port on the east coast



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.



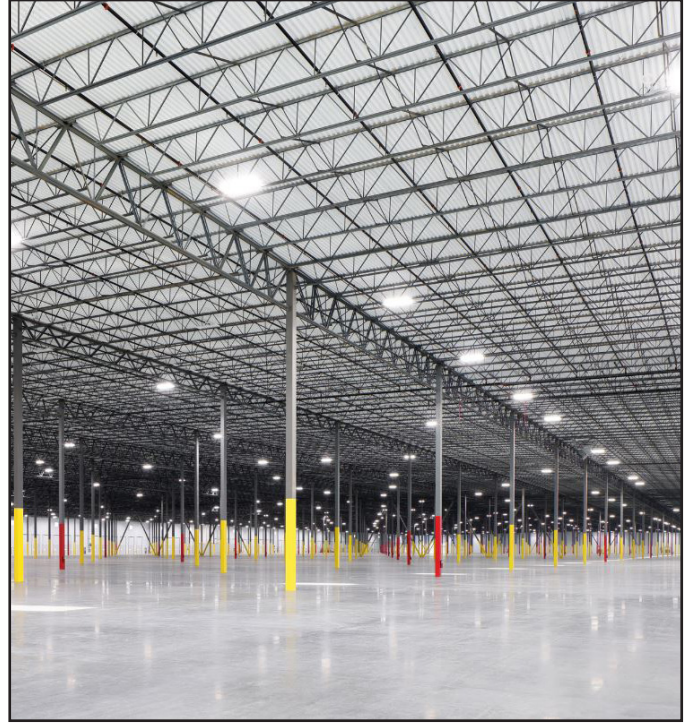
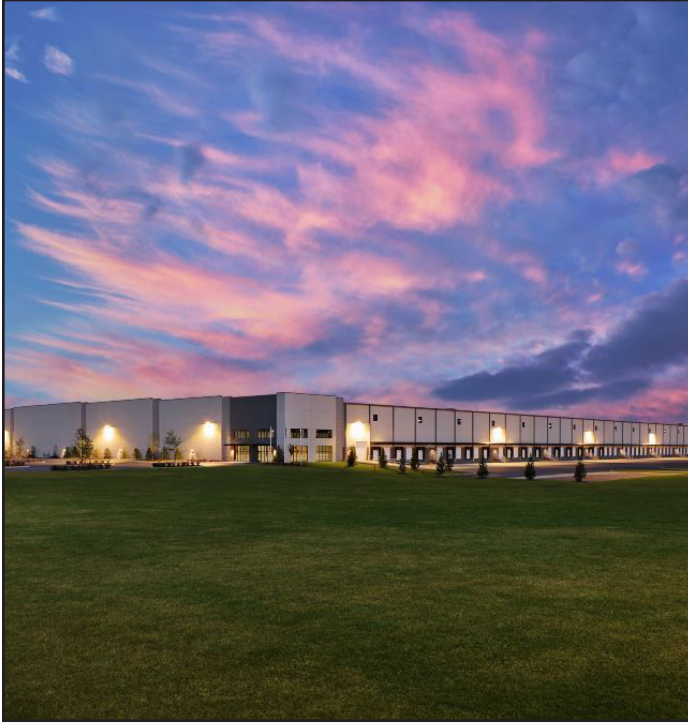
COMPARABLE PORT WAGE RATES

PORT COMMUNITY	AVG. HOURLY WAGE
GREENVILLE-SPARTANBURG	\$17.31
NORFOLK, VA	\$17.31
SAVANNAH, GA	\$18.96
BALTIMORE, MD	\$19.02
NEW YORK - NEWARK, NJ	\$20.29

	ESTIMATED POPULATION	AVAILABLE LABOR	WAREHOUSE WORKFORCE
10 MINUTES	36,906	18,483	969
15 MINUTES	115,584	56,464	2,776
20 MINUTES	264,067	131,758	6,675

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.

FOR MORE INFORMATION, PLEASE CONTACT:

CBRE



Marcus Cornelius, SIOR

First Vice President
+1 864 527 6081
marcus.cornelius@cbre.com

Bill Smith

Chief Executive Officer
+1 803 354 4275
bsmith@redrockdevelopments.com

Trey Pennington, SIOR

Executive Vice President
+1 864 527 6095
trey.pennington@cbre.com

John Barker, Jr., SIOR

President and Chief Development Officer
+1 704 481 5560
jbarker@redrockdevelopments.com

Jeff Benedict

Senior Associate
+1 864 235 1961
jeff.benedict@cbre.com

Leah B. Bailey, SIOR

Director of Real Estate and Development
+1 704 619 3825
lbailey@redrockdevelopments.com

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