



SMITH FARMS
INDUSTRIAL PARK

SITES AVAILABLE

**Smith Farms
Industrial Park**
Hwy 101 at
Reidville Rd (Hwy 296)
Greer, SC



CLASS A INDUSTRIAL | DISTRIBUTION | MANUFACTURING

WHY SMITH FARMS



Discover Smith Farms Industrial Park – Where Industry Meets Opportunity in Upstate South Carolina

Smith Farms Industrial Park is a premier 450+ acre, fully entitled Class A industrial park along the I-85/US-101 corridor in Spartanburg County. With direct interstate access and close proximity to GSP Airport and Inland Port Greer, the park offers exceptional regional and Southeastern connectivity.

Phases I & II—approximately 3 million square feet—are fully leased or sold, underscoring strong demand and proven performance. While no existing vacancies remain, shovel-ready sites are available for build-to-suit opportunities ranging from 70,000 SF to large-scale developments.

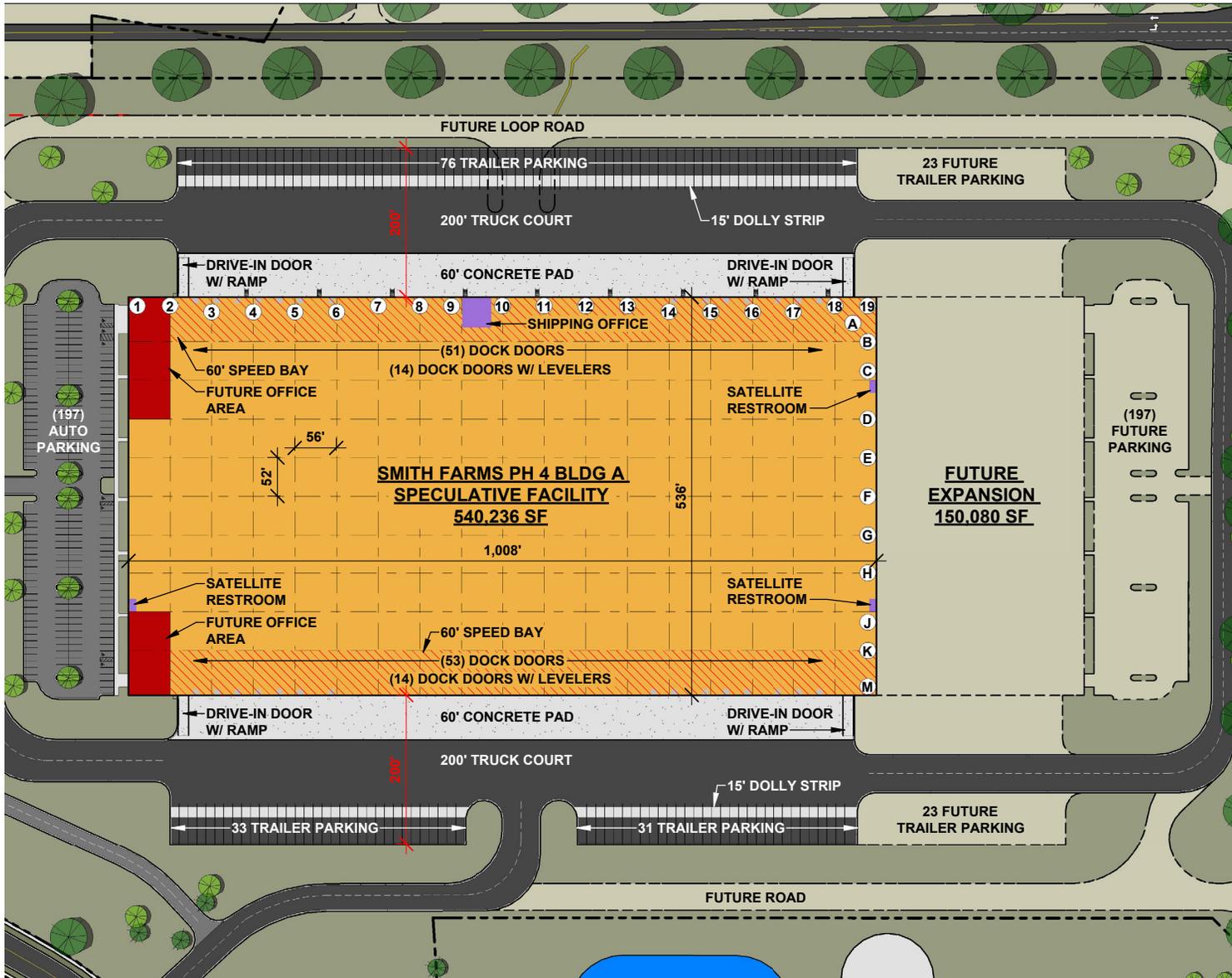
Supported by modern infrastructure, a skilled workforce, and a thriving business climate, Smith Farms is a trusted location for manufacturing, logistics, and distribution users. Recent commitments from leading precision manufacturers reinforce its position as a destination for companies seeking efficiency, scalability, and long-term growth.

Rock Developments, the developer and owner of Smith Farms Industrial Park, is a full-service commercial real estate firm specializing in industrial development, project management, and land planning. Headquartered in Columbia, SC with a regional office in Charlotte, NC, our team has delivered over 35 million square feet of projects for national and local clients.

Entrepreneurial and client-focused, we offer flexible deal structures and assume 100% of development risk once agreements are in place. Our mission is simple: listen closely, respond efficiently, and deliver solutions that help businesses grow.

SITE PLAN

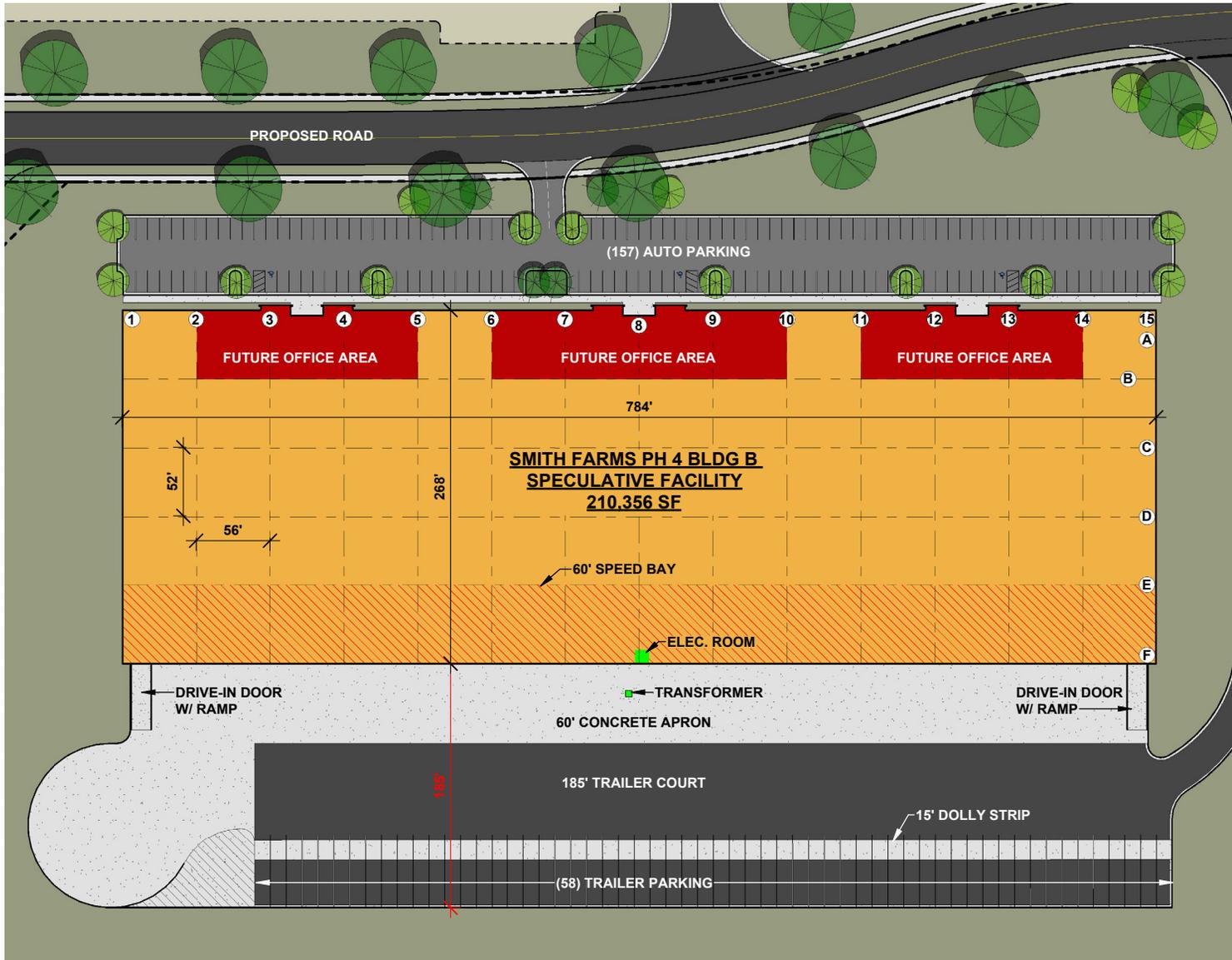
540,236 SF EXPANDABLE | BUILDING A | CROSS DOCK



| BUILDING SPECIFICATIONS | |
|-------------------------|-----------------------|
| Acreage | 53.97 |
| Square Footage | 540,236 SF expandable |
| Building Dimensions | 536 x 1,008 |
| Clear Height | 40' |
| Column Spacing | 52 x 56 |
| Speed Bay | 60' |
| Floors | 60 Mil TPO R-20 Roof |
| Roof | 8" Floor Thickness |
| Dock Doors | 104 (9 x 10) |
| Drive In Doors | 4 (12 x 14) |
| Truck Court Depth | 200' |
| Auto Parking | 197 expandable to 394 |
| Trailer Stalls | 140 expandable to 186 |
| Fire Protection | ESFR |
| Power Provider | Duke Energy |
| Gas Provider | Greer CPW |
| Water/Sewer Provider | SJWD |
| Fiber Provider | AT&T |

SITE PLAN

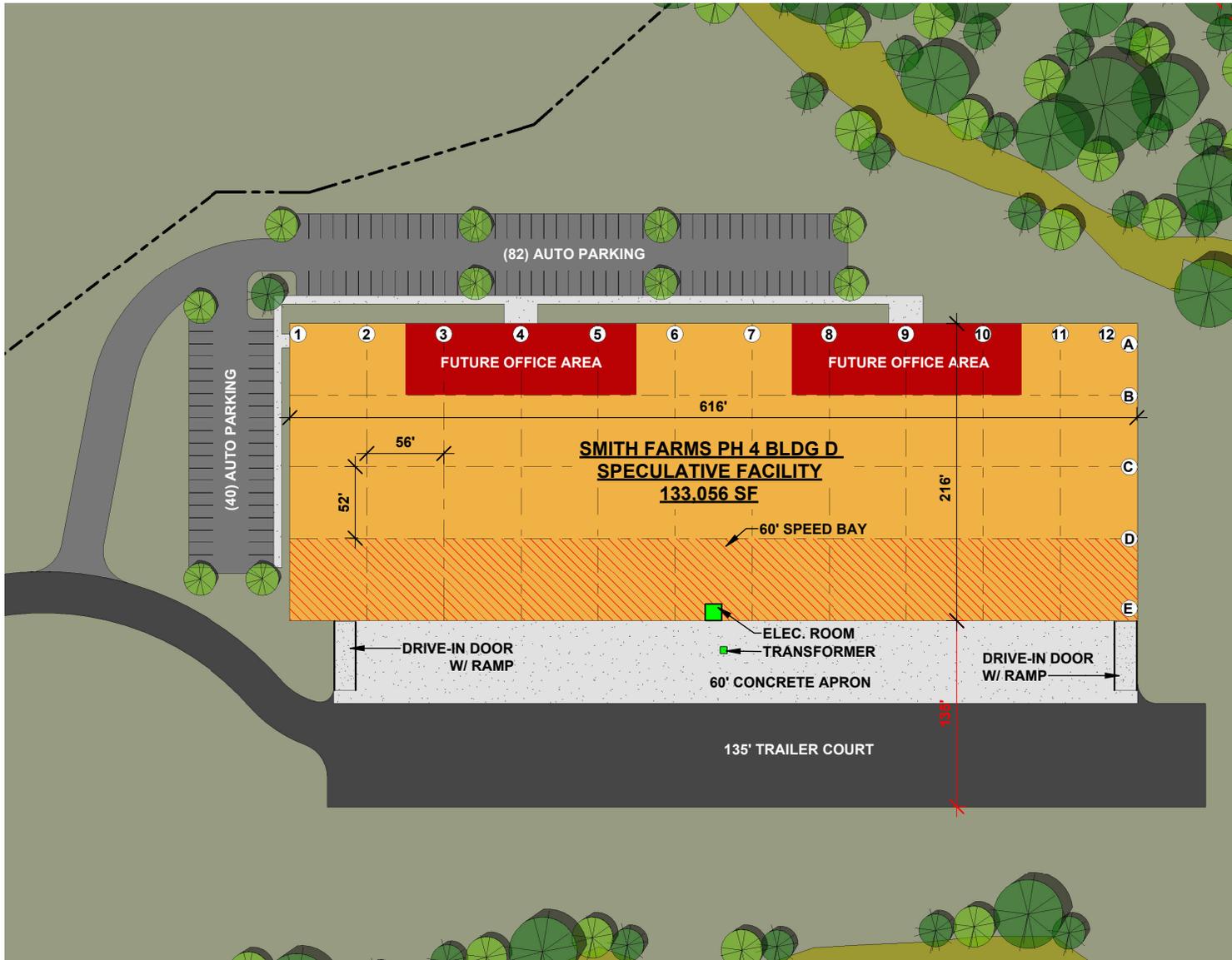
210,356 SF | BUILDING B | REAR LOAD



| BUILDING SPECIFICATIONS | |
|-------------------------|-------------------------|
| Acreage | 37.38 |
| Square Footage | 210,356 SF |
| Building Dimensions | 268 x 784 |
| Clear Height | 32' |
| Column Spacing | 52 x 56 |
| Speed Bay | 60' |
| Floors | 60 Mil TPO R-20 Roof |
| Roof | 7" Floor Thickness |
| Dock Doors | 38 (9 x 10) |
| Drive In Doors | 2 (12 x 14) |
| Truck Court Depth | 185' |
| Auto Parking | 157 |
| Trailer Stalls | 58 |
| Fire Protection | ESFR |
| Power Provider | Duke Energy |
| Gas Provider | Greer CPW |
| Water/Sewer Provider | SJWD |
| Fiber Provider | AT&T |

SITE PLAN

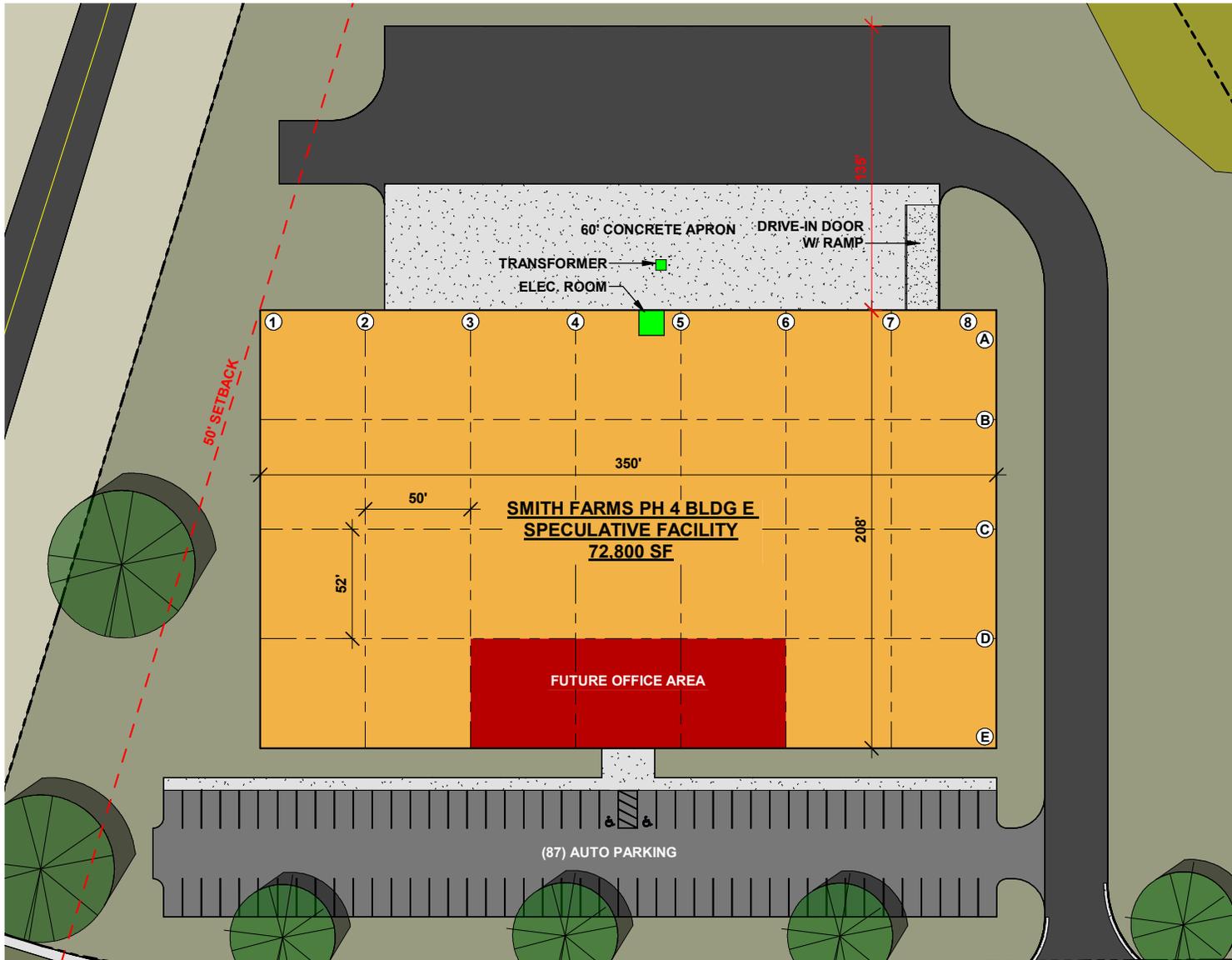
133,056 SF | BUILDING D | REAR LOAD



| BUILDING SPECIFICATIONS | |
|-------------------------|-------------------------|
| Acreage | 28.25 |
| Square Footage | 133,056 SF |
| Building Dimensions | 216 x 616 |
| Clear Height | 32' |
| Column Spacing | 52 x 56 |
| Speed Bay | 60' |
| Floors | 60 Mil TPO R-20 Roof |
| Roof | 7" Floor Thickness |
| Dock Doors | 27 (9 x 10) |
| Drive In Doors | 2 (2 x 14) |
| Truck Court Depth | 135' |
| Auto Parking | 122 |
| Trailer Stalls | None |
| Fire Protection | ESFR |
| Power Provider | Duke Energy |
| Gas Provider | Greer CPW |
| Water/Sewer Provider | SJWD |
| Fiber Provider | AT&T |

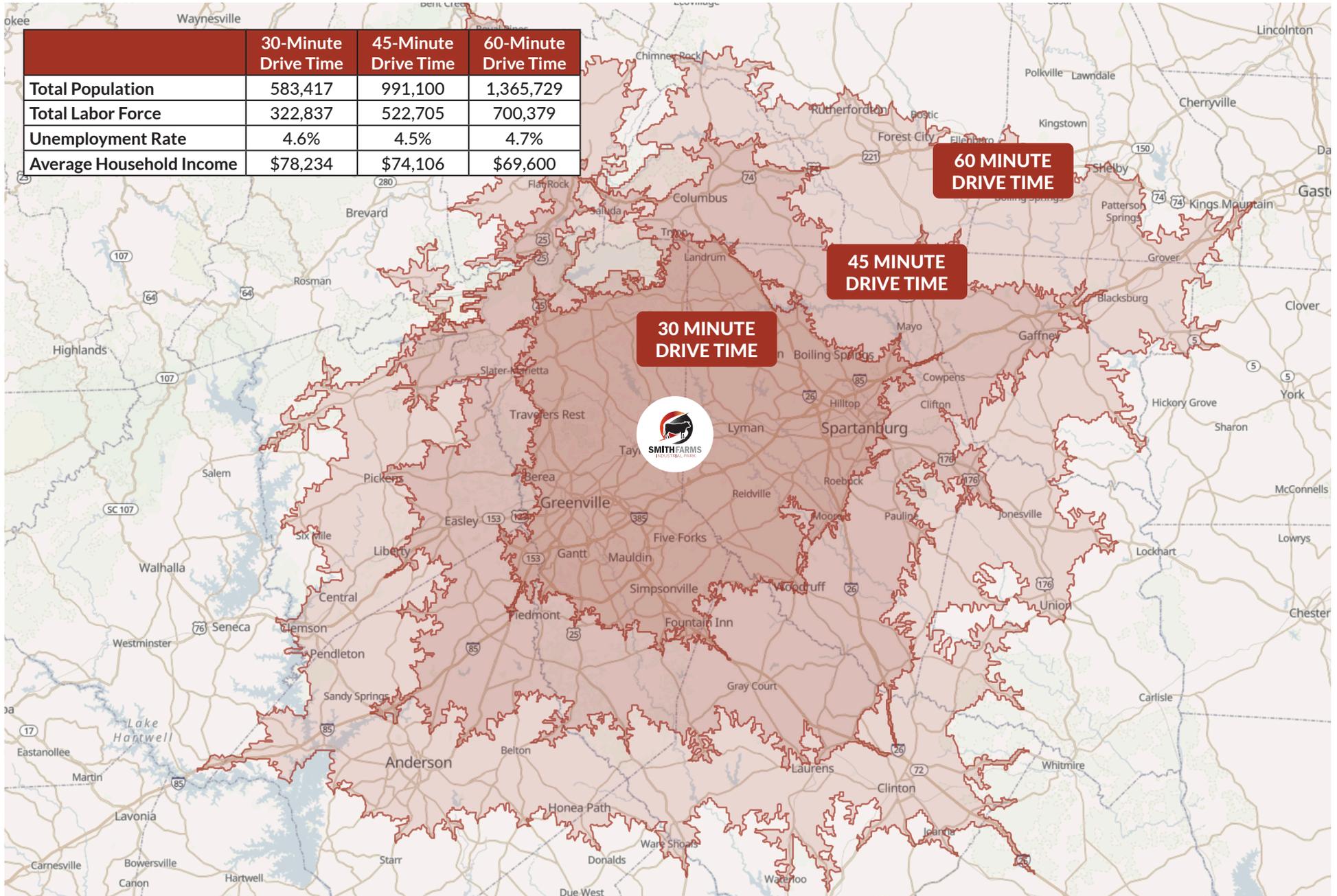
SITE PLAN

72,800 SF | BUILDING E | REAR LOAD



| BUILDING SPECIFICATIONS | |
|-------------------------|-------------------------|
| Acreage | 9.29 |
| Square Footage | 72,800 SF |
| Building Dimensions | 208 x 350 |
| Clear Height | 32' |
| Column Spacing | 52 x 56 |
| Speed Bay | 60' |
| Floors | 60 Mil TPO R-20 Roof |
| Roof | 7" Floor Thickness |
| Dock Doors | 16 (9 x 10) |
| Drive In Doors | 1 (12 x 14) |
| Truck Court Depth | 135' |
| Auto Parking | 87 |
| Trailer Stalls | None |
| Fire Protection | ESFR |
| Power Provider | Duke Energy |
| Gas Provider | Greer CPW |
| Water/Sewer Provider | SJWD |
| Fiber Provider | AT&T |

LABOR MARKET MAP



| | 30-Minute Drive Time | 45-Minute Drive Time | 60-Minute Drive Time |
|--------------------------|----------------------|----------------------|----------------------|
| Total Population | 583,417 | 991,100 | 1,365,729 |
| Total Labor Force | 322,837 | 522,705 | 700,379 |
| Unemployment Rate | 4.6% | 4.5% | 4.7% |
| Average Household Income | \$78,234 | \$74,106 | \$69,600 |

LOCATION DRIVE TIMES

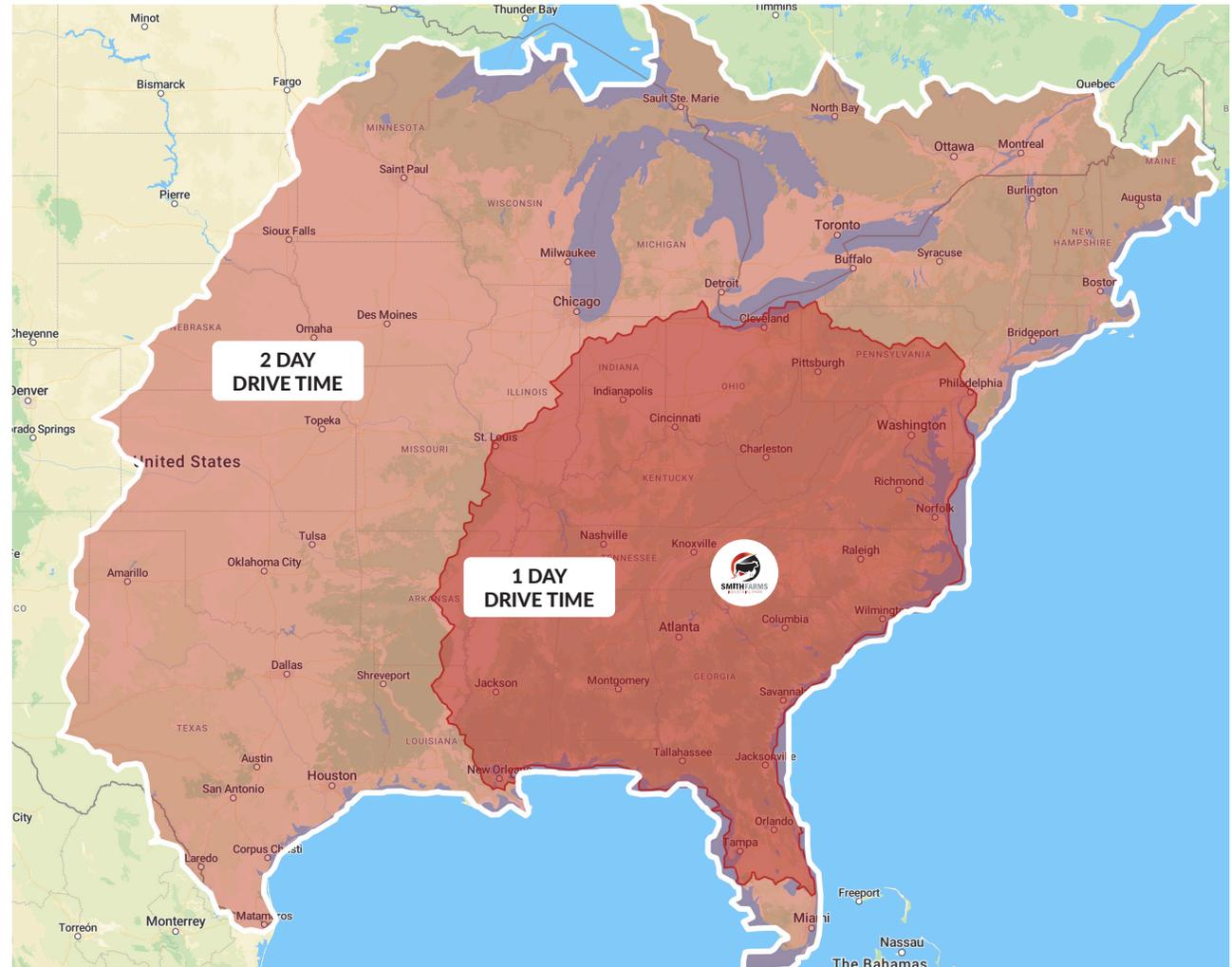


One-Day Truck Reach, Unmatched Market Access

Located in the heart of the Southeast's premier logistics corridor, Smith Farms offers one-day truck access to more than 110 million consumers – roughly one-third of the U.S. population.

From Smith Farms, companies can reach major population and manufacturing centers including Atlanta, Charlotte, Raleigh-Durham, Nashville, Birmingham, Jacksonville, Orlando, Tampa, Cincinnati, Louisville, Columbus, and portions of the Mid-Atlantic and Midwest – all within a single drive day.

Smith Farms positions your operation at the center of one of the nation's fastest-growing logistics regions – ensuring your product reaches customers faster, your supply chain operates with greater reliability, and your business scales efficiently.



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.



FOR MORE INFORMATION

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