



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



# **SMITH FARMS INDUSTRIAL PARK**

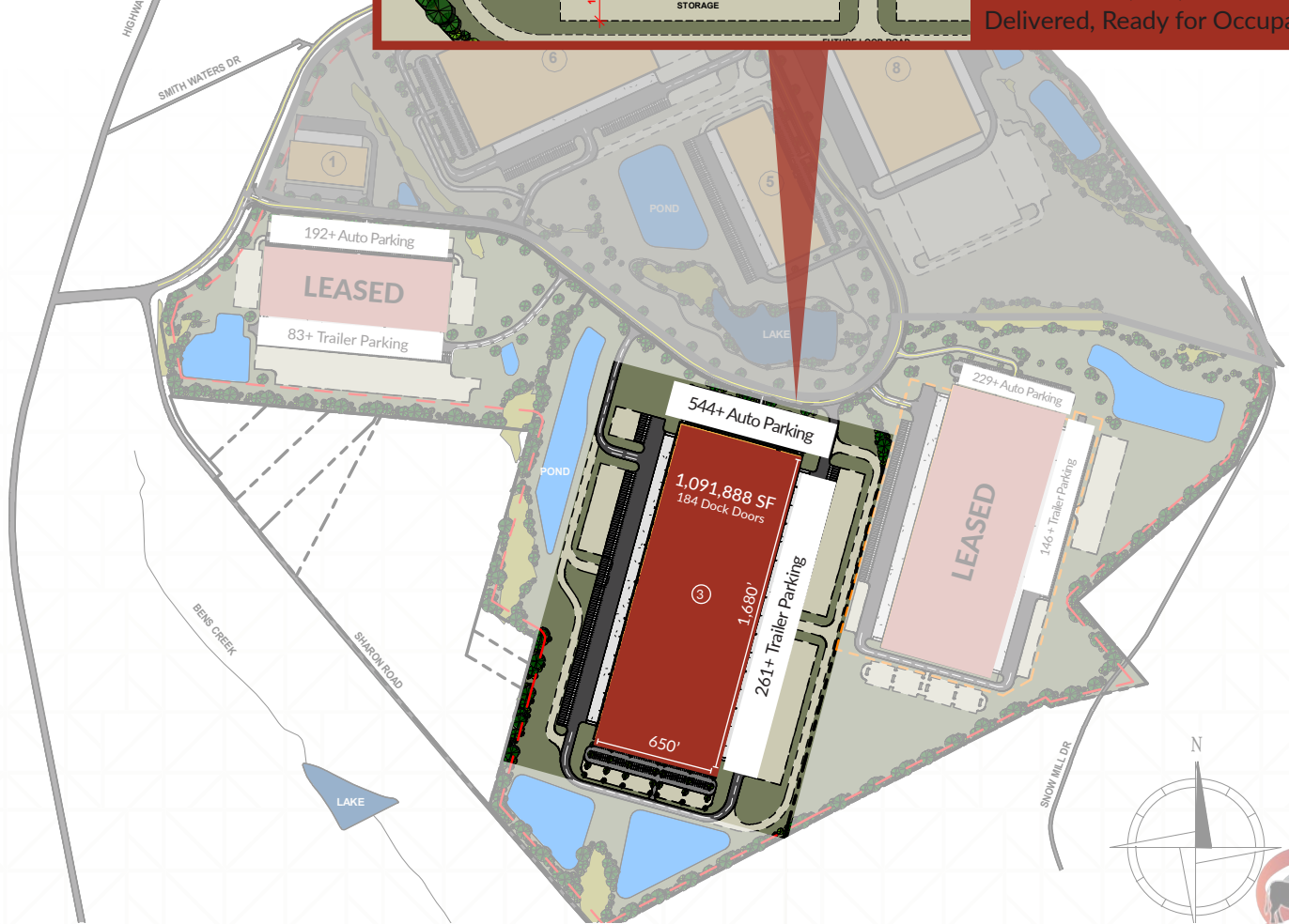
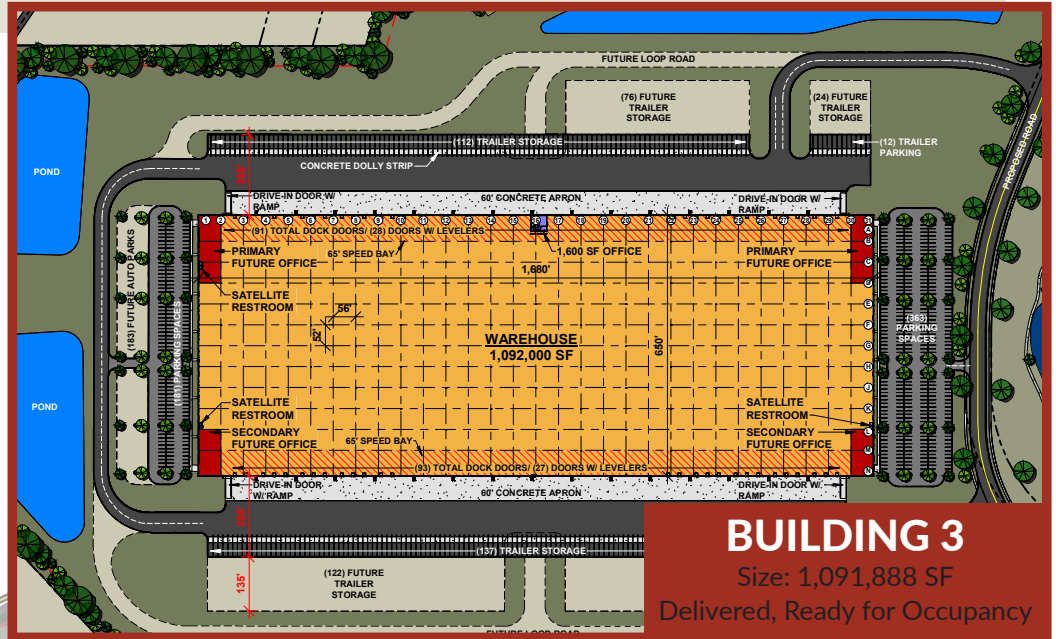
**160 Smith Farms Parkway, Greer, SC 29651**



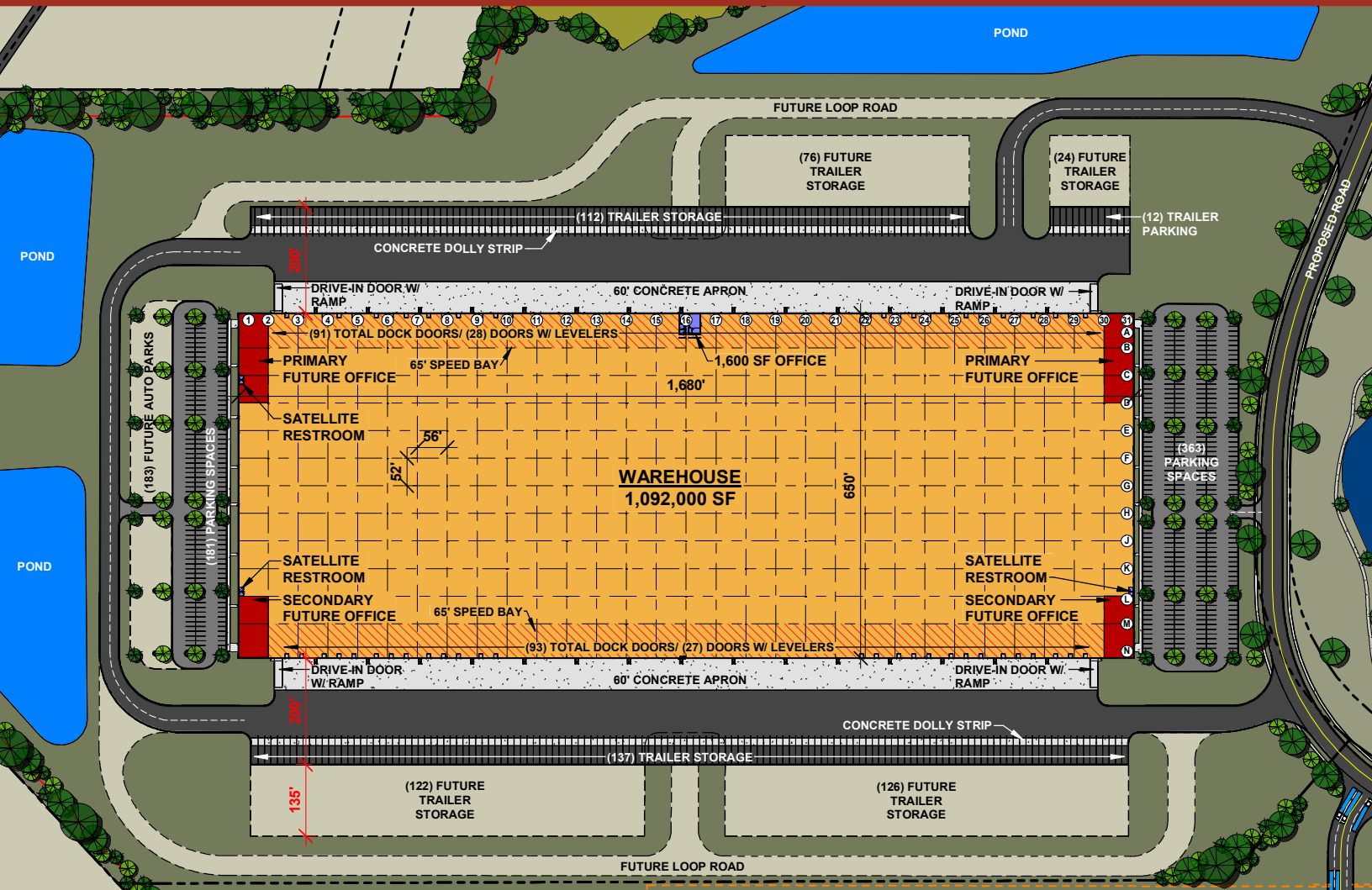
**VIEW PROPERTY VIDEO**

# 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

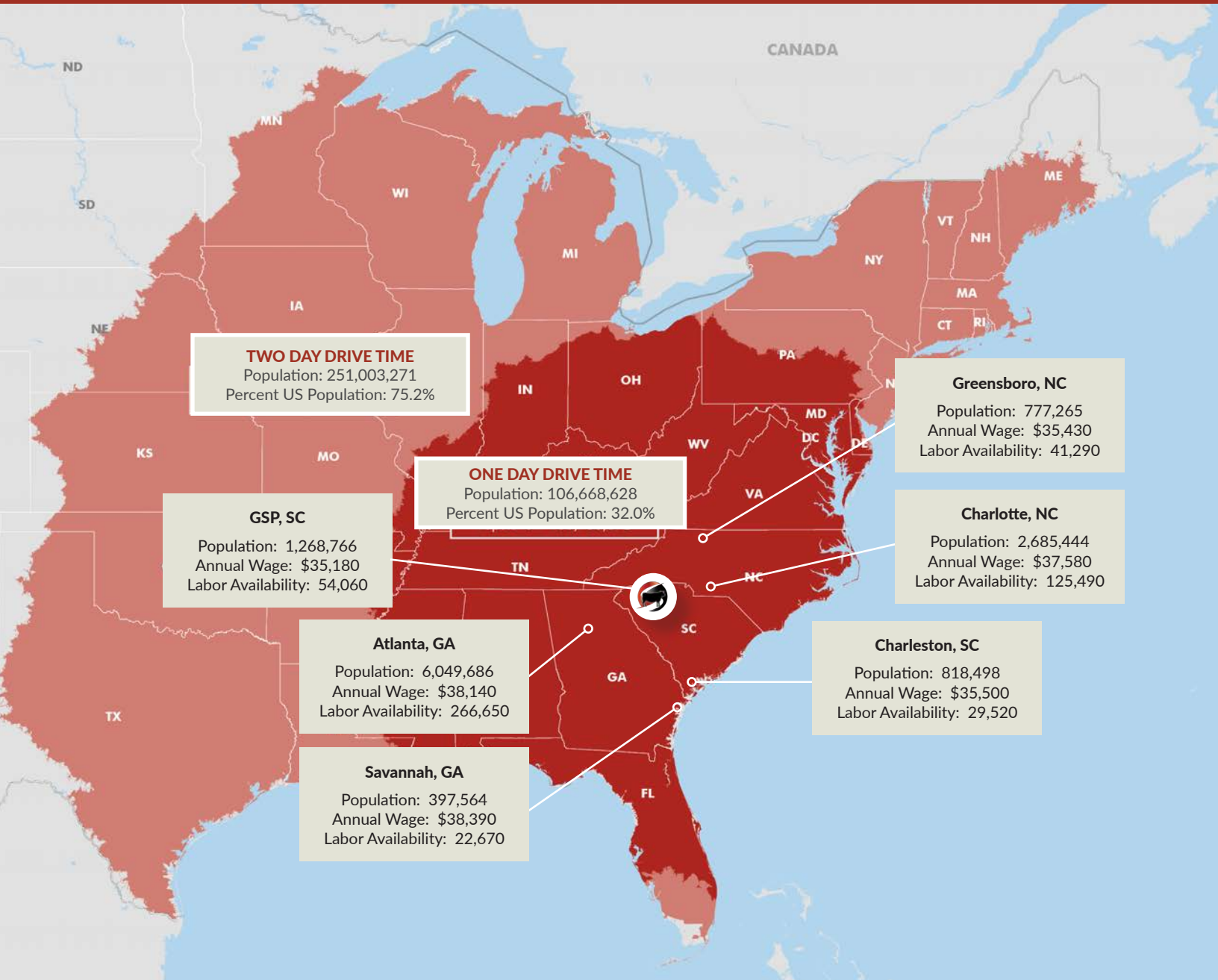
<b>Available SF:</b>	1,091,888	<b>Dock Doors:</b>	184 (9' x 10')
<b>Demisable SF:</b>	±500,000	<b>Dock Packages:</b>	55 w/ 40K LBS hydraulic levelers
<b>Building Dimensions:</b>	650' x 1,680'	<b>Drive-In Doors:</b>	4 (12' x 14')
<b>Spec Office Space:</b>	1,600 SF	<b>Lighting:</b>	LED, Motion Sensor (30 FC)
<b>Clear Height:</b>	40' at eave	<b>Power:</b>	4,000 amps (scalable to 8,000 amps)
<b>Column Spacing:</b>	52' x 56'	<b>Auto Parking:</b>	544 (Exp. to 727)
<b>Speed Bay:</b>	65'	<b>Trailer Parking:</b>	261 (Exp. to 609)
<b>Load Type:</b>	Cross Dock	<b>Roof:</b>	FiberTite 36 mil TPO, R-20
<b>Sprinkler:</b>	ESFR	<b>Flooring:</b>	8" Concrete Slab
<b>Truck Court:</b>	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

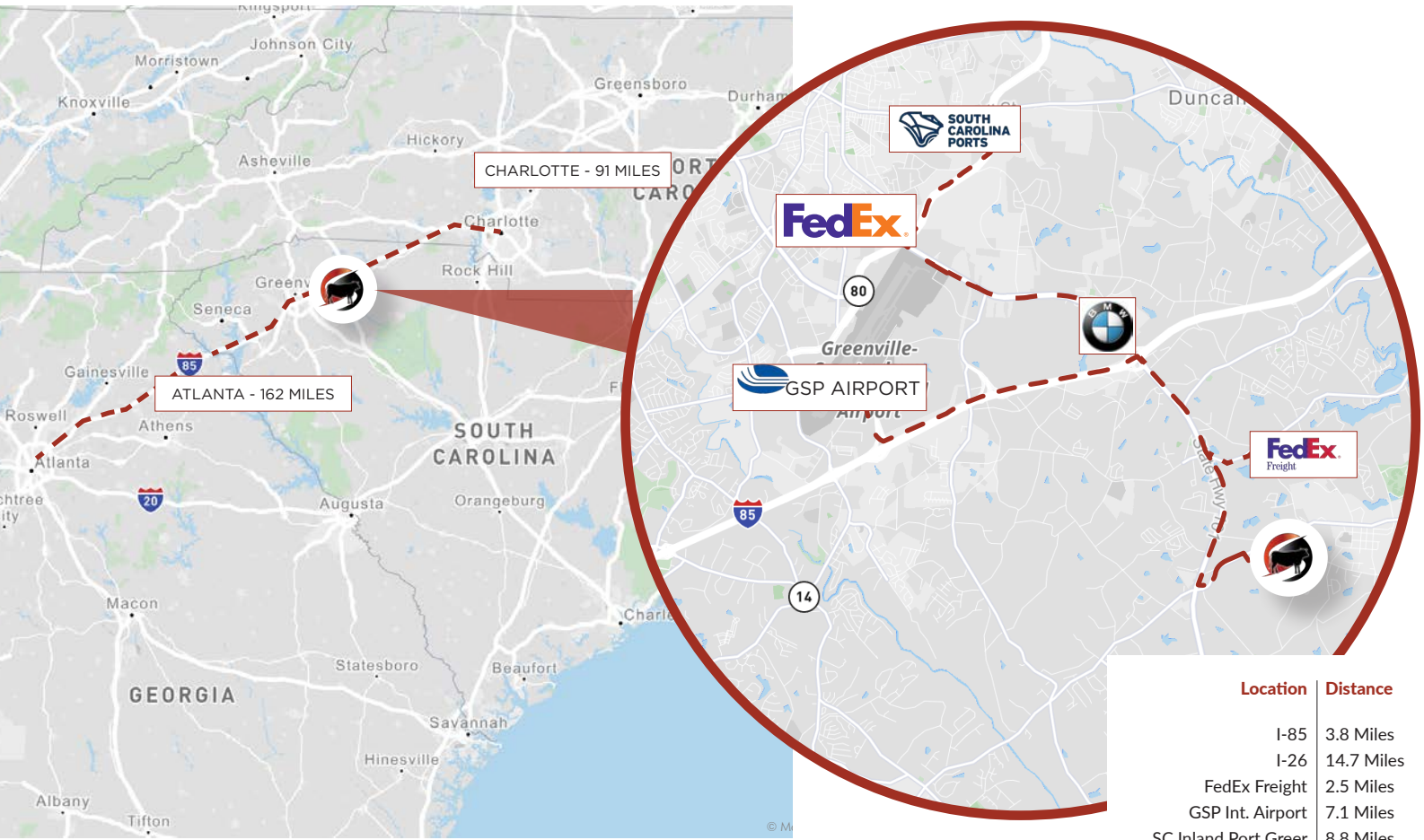
- Strategically located in one of the fastest growing industrial markets the United States.
- The entire east coast is accessible within 24 hours.

## GREENVILLE INTERNATIONAL AIRPORT

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

## SC INLAND PORT OF GREER

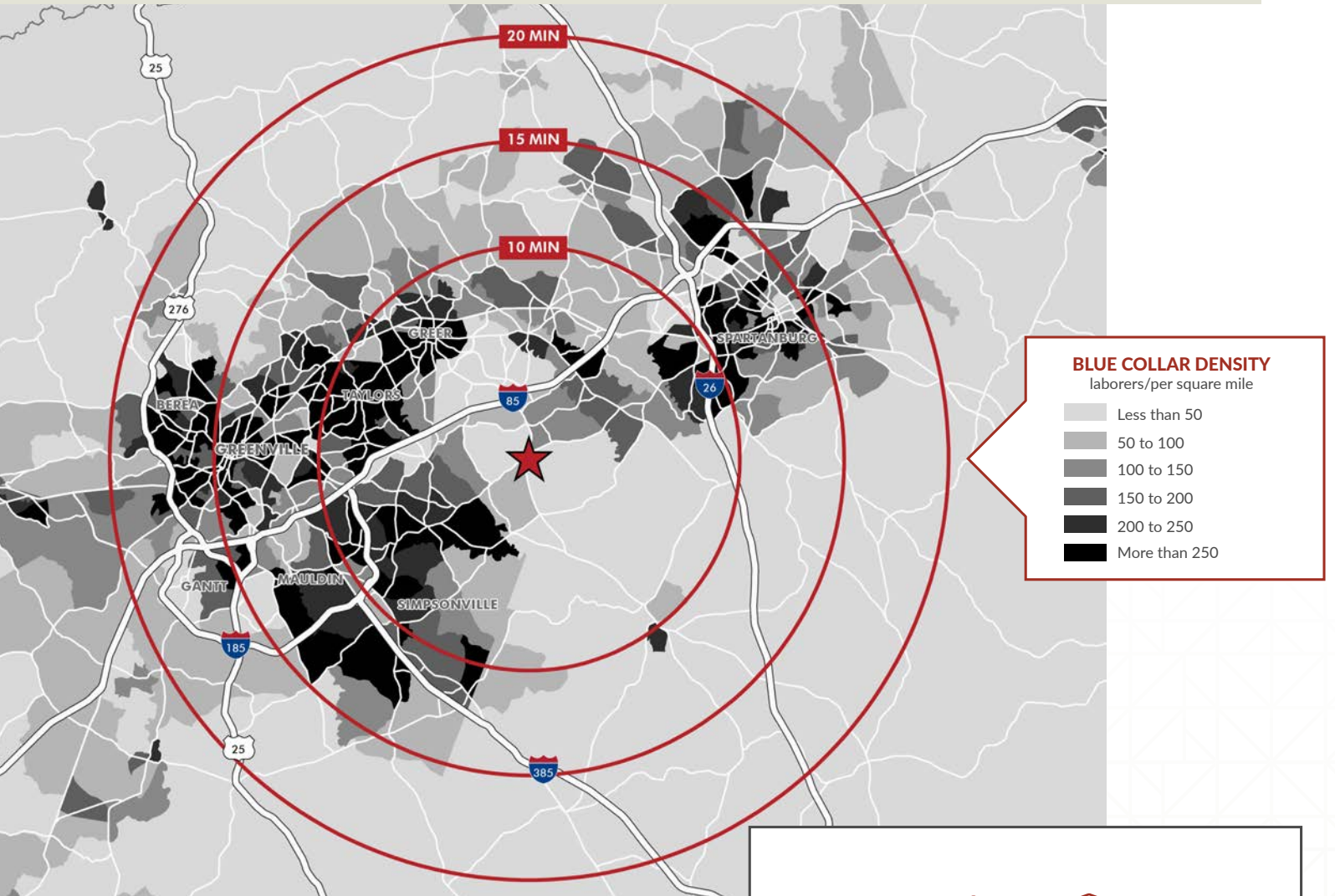
- Overnight rail service from Charleston via Norfolk Southern
- Most efficient port on the US (less than 60 minute turn time)
- 100 Foreign ports served directly
- SC Port is the fourth largest port on the east coast








# 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

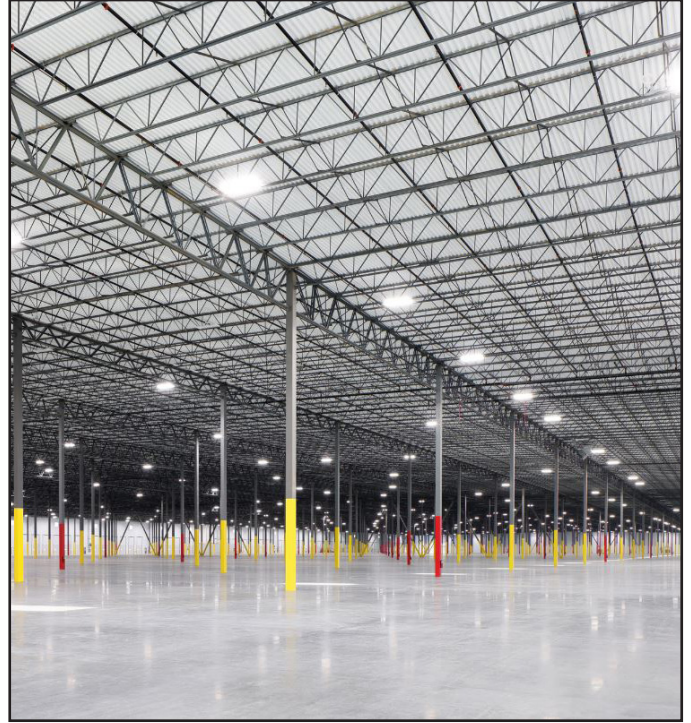
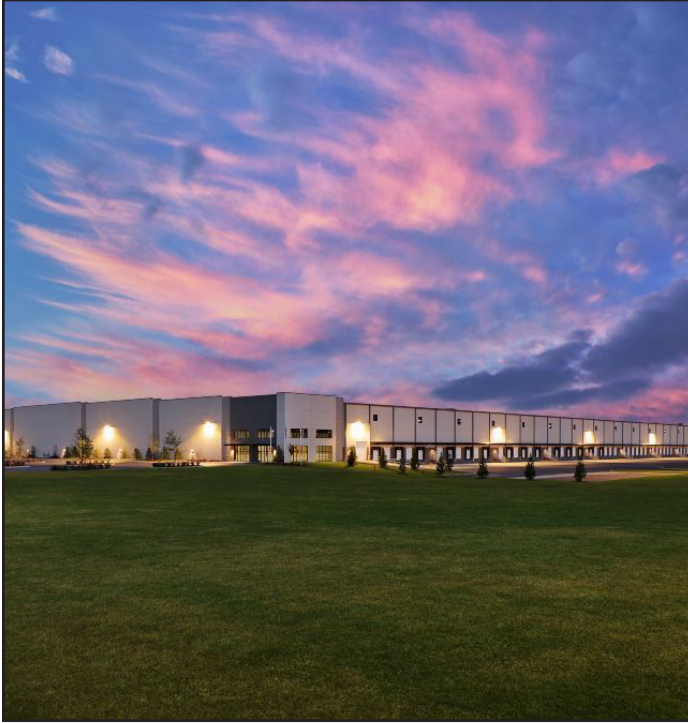
PORT COMMUNITY	AVG. HOURLY WAGE
<b>GREENVILLE-SPARTANBURG</b>	<b>\$17.31</b>
NORFOLK, VA	\$17.31
SAVANNAH, GA	\$18.96
BALTIMORE, MD	\$19.02
NEW YORK - NEWARK, NJ	\$20.29

	 ESTIMATED POPULATION	 AVAILABLE LABOR	 WAREHOUSE WORKFORCE
<b>10 MINUTES</b>	36,906	18,483	969
<b>15 MINUTES</b>	115,584	56,464	2,776
<b>20 MINUTES</b>	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](http://redrockdevelopments.com).

## FOR MORE INFORMATION, PLEASE CONTACT:

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