



**±1.1M SF AVAILABLE
FOR IMMEDIATE OCCUPANCY
BUILD TO SUITE SITES AVAILABLE**



SMITH FARMS INDUSTRIAL PARK

Smith Farms Parkway, Greer, SC 29651



VIEW PROPERTY VIDEO

PARK PLAN

PHASE II

Building 2

Size: 304,884 SF
LEASED

Building 3

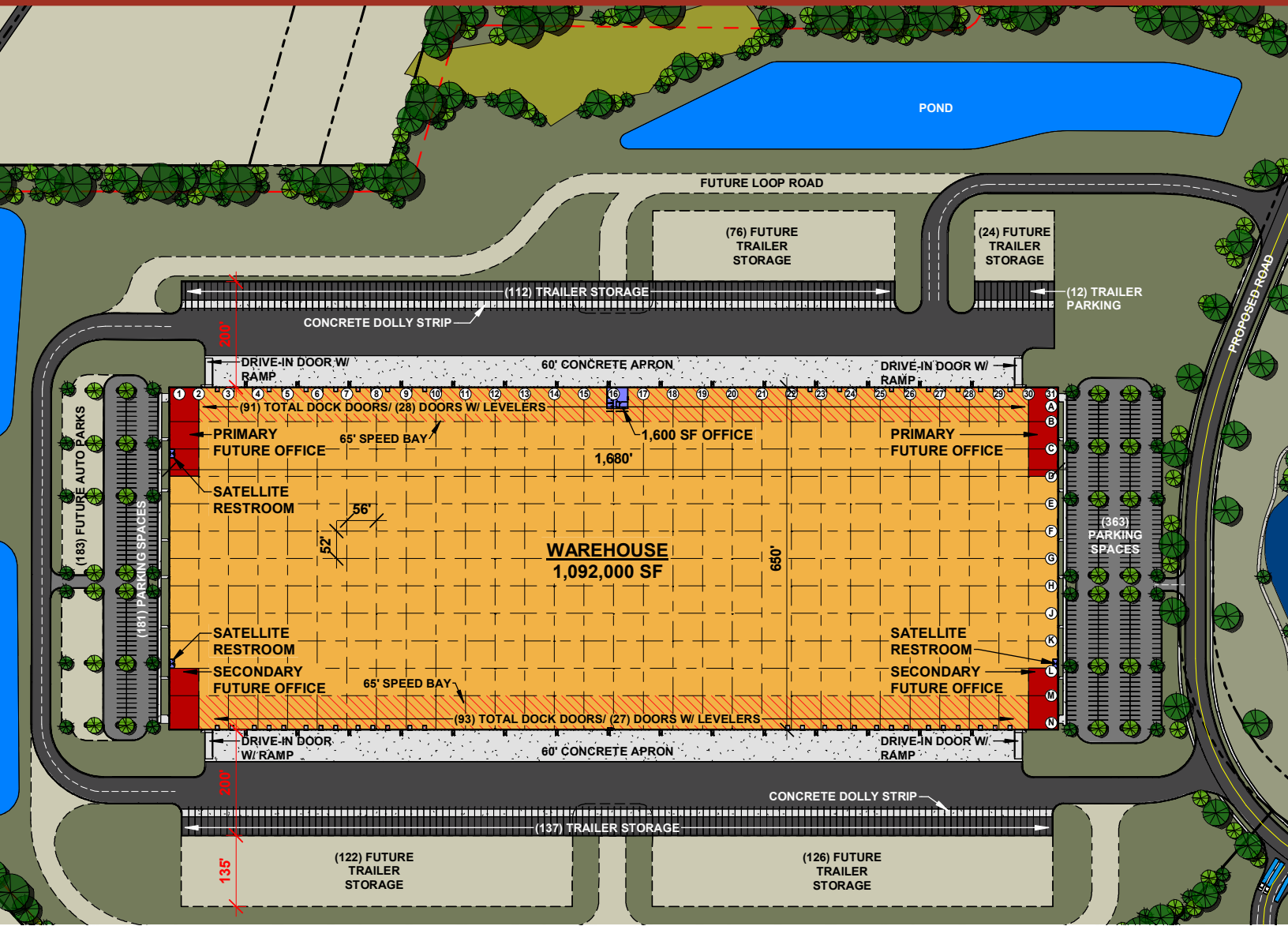
Size: 1,091,888 SF
Demisable
Delivered & Ready for Occupancy

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.

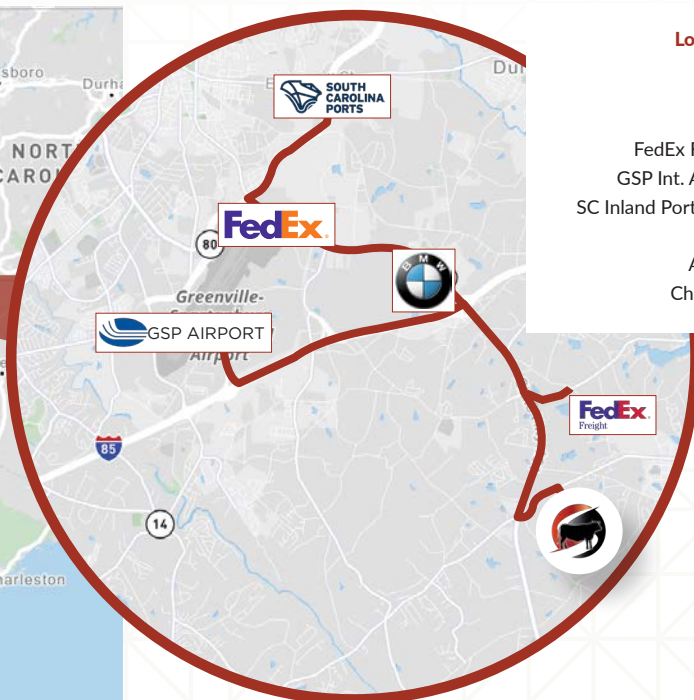
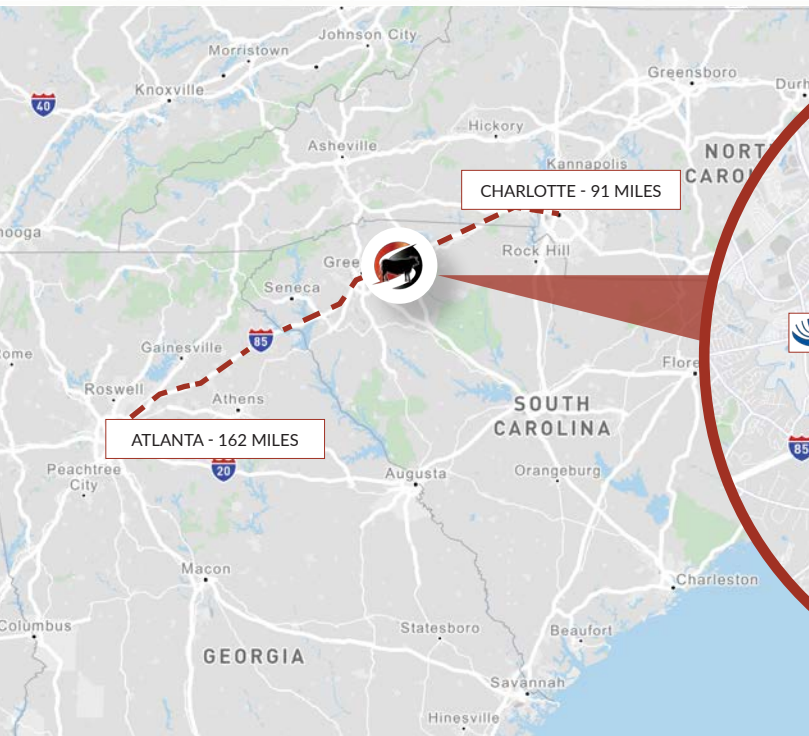
SC INLAND PORT OF GREER

- 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



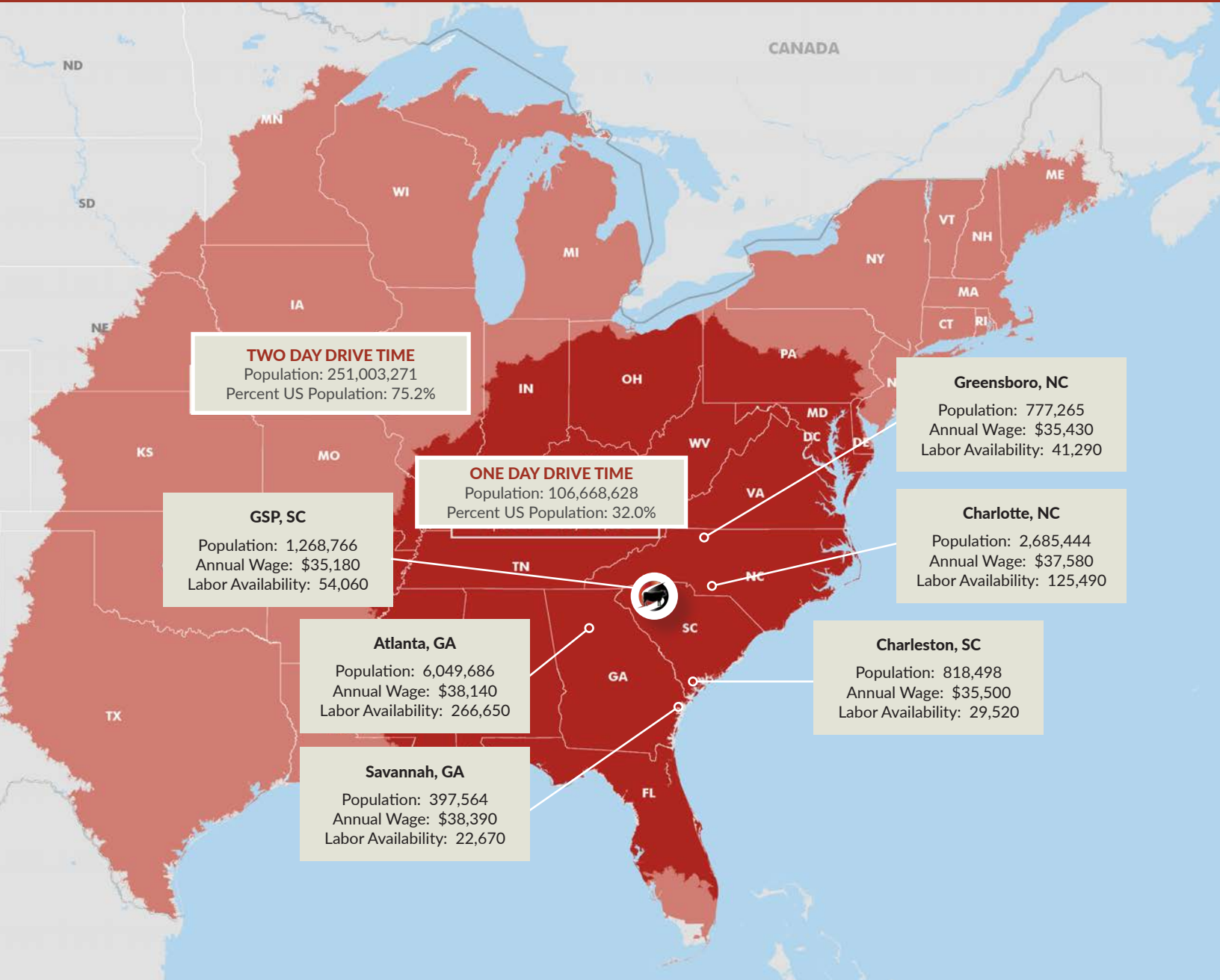
GREENVILLE INTERNATIONAL AIRPORT

- 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.

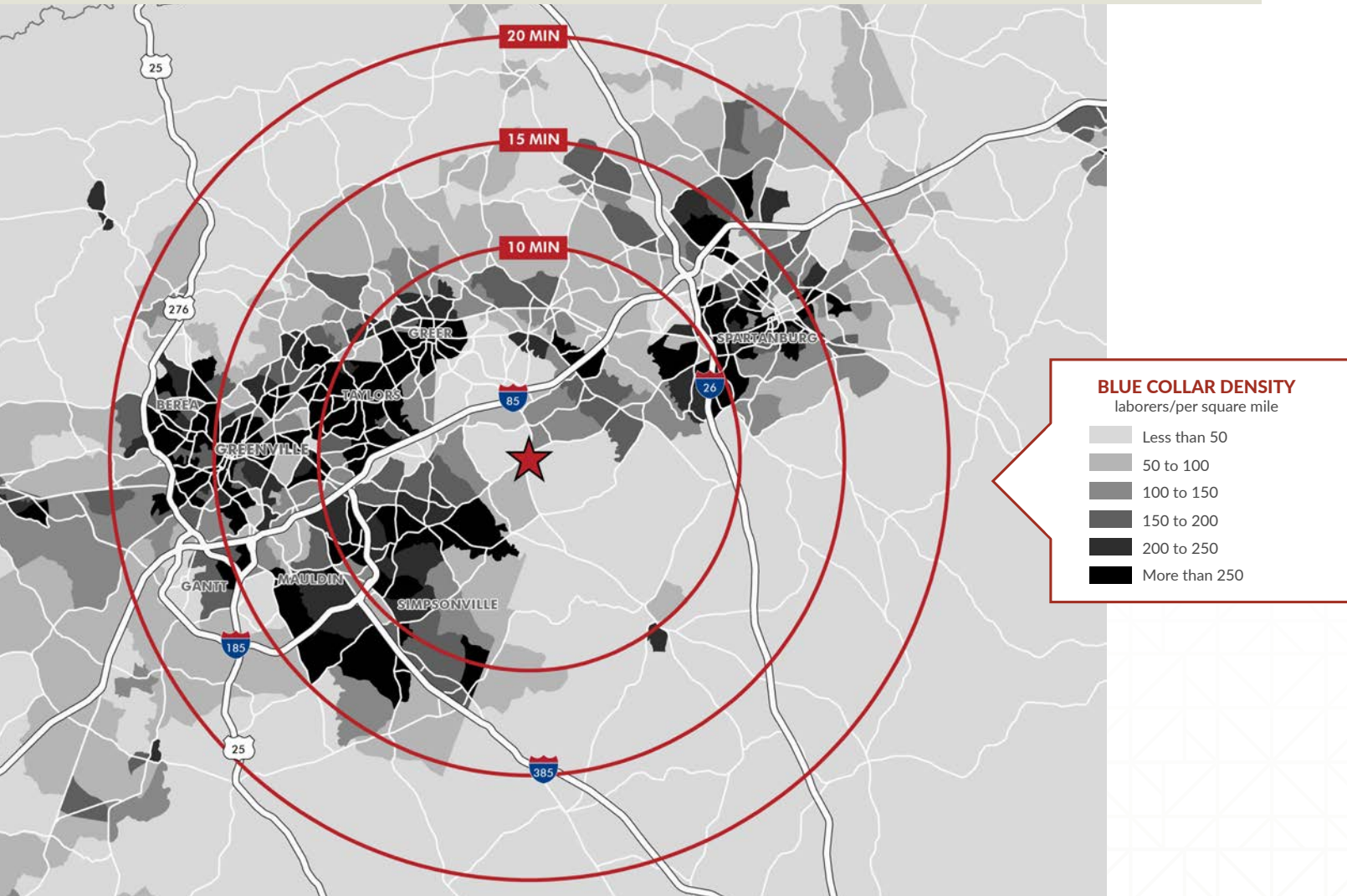


BY SEA

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





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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