



SMITH FARMS

INDUSTRIAL PARK

GREENVILLE-SPARTANBURG'S PREMIER INDUSTRIAL PARK
SMITH FARMS PKWY | GREER, SC 29651

±611,920-SF CLASS A INDUSTRIAL FACILITY FOR LEASE



OVER 3 MILLION SF DELIVERED | 100% LEASED OR SOLD | STRATEGICALLY LOCATED | BUILT FOR INDUSTRY

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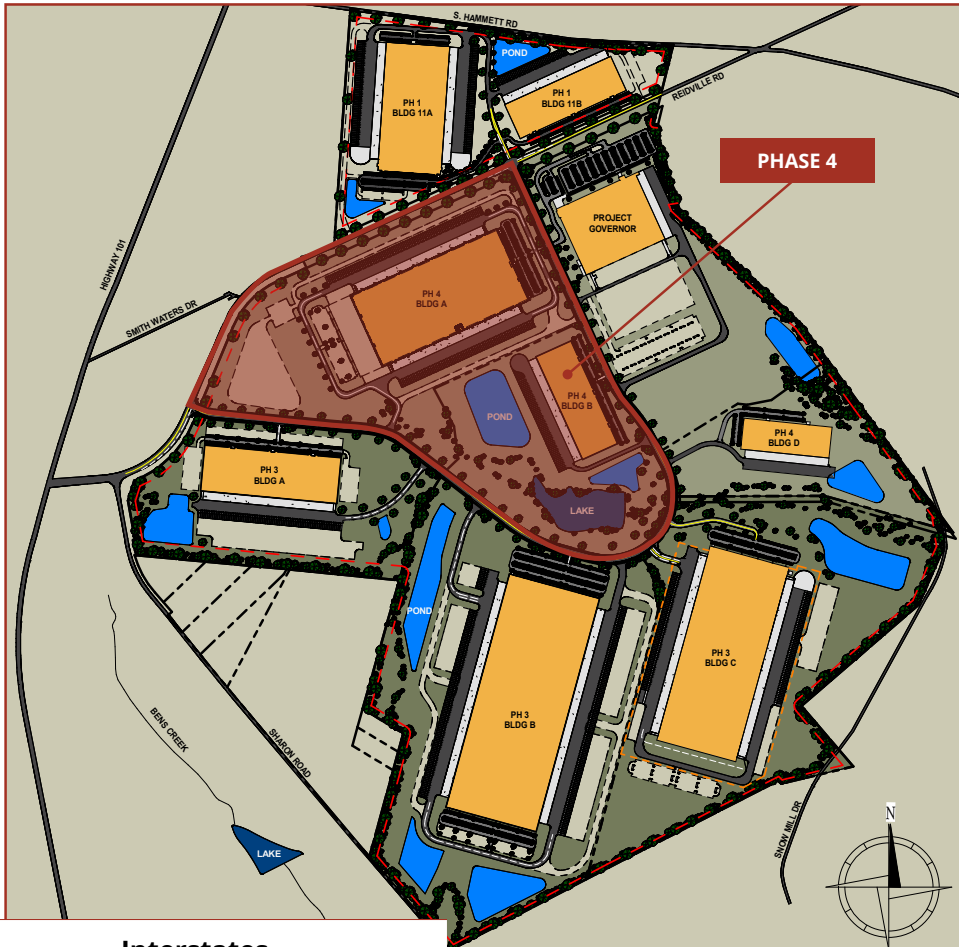
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SMITH FARMS INDUSTRIAL PARK

ABOUT THE PARK



| LEGEND | |
|---|--------------------|
| | PHASE I |
| | PHASE II |
| | BUILDING FOOTPRINT |
| | DETENTION POND |

| SITE DATA | |
|------------------------------------|---------------------|
| PHASE 3 BLDG A (LEASED) | |
| PHASE 1 | 304,884 SF |
| PHASE 2 | N/A |
| TOTAL | 304,884 SF |
| PHASE 3 BUILDING B (LEASED) | |
| PHASE 1 | 1,092,000 SF |
| PHASE 2 | N/A |
| TOTAL | 1,092,000 SF |
| PHASE 3 BLDG C (LEASED) | |
| PHASE 1 | 797,936 SF |
| PHASE 2 | N/A |
| TOTAL | 797,936 SF |
| PROJECT GOVERNOR | |
| PHASE 1 | 302,809 SF |
| PHASE 2 | 301,000 SF |
| TOTAL | 603,809 SF |
| PHASE 4 BLDG A | |
| PHASE 1 | 611,520 SF |
| PHASE 2 | 91,728 SF |
| TOTAL | 703,248 SF |
| PHASE 4 BLDG B | |
| PHASE 1 | 210,356 SF |
| PHASE 2 | N/A |
| TOTAL | 210,356 SF |
| PHASE 4 BLDG C | |
| PHASE 1 | 129,360 SF |
| PHASE 2 | N/A |
| TOTAL | 129,360 SF |
| PHASE 4 BLDG D | |
| PHASE 1 | 133,056 SF |
| PHASE 2 | N/A |
| TOTAL | 133,056 SF |
| PHASE 4 BLDG E | |
| PHASE 1 | 81,536 SF |
| PHASE 2 | N/A |
| TOTAL | 133,056 SF |

Interstates

| | |
|------|------------|
| I-85 | 3.7 miles |
| I-26 | 11.8 miles |
| I-20 | 86.7 miles |

Airports

| | |
|-------------------|------------|
| GSP International | 7.7 miles |
| CLT International | 84.1 miles |
| ATL International | 170 miles |

Ports

| | |
|--------------------|-----------|
| Inland Port Greer | 9.2 miles |
| Inland Port Dillon | 197 miles |
| Port of Charleston | 202 miles |
| Port of Savannah | 245 miles |

DISCOVER SMITH FARMS INDUSTRIAL PARK: WHERE INDUSTRY MEETS OPPORTUNITY

Smith Farms Industrial Park is one of the Upstate's most successful industrial developments, with more than 3 million SF delivered and fully leased or sold to industry-leading occupiers including DHL, Dunlop Sports, Visual Comfort, Benore Logistics, TVH and Airsys.

Phases I and II, approximately 3M square feet, are fully leased or sold, underscoring strong demand and proven performance. **Phase 4 includes Building A, a ±611,520-SF (exp. to ±703,248 SF) Class A industrial facility that is pre-leasing now. The left portion of the site offers ±9.29 acres that is available for additional trailer storage.**

Red Rock Developments is a privately held real estate investment and development company headquartered in Columbia, SC, with a regional office in Charlotte, NC. Specializing in industrial development, Red Rock has delivered more than 35 million SF of Class A industrial product throughout the United States, with expertise in speculative development, build-to-suit projects, redevelopment and industrial park development.



SMITH FARMS INDUSTRIAL PARK, STRATEGIC LOCATION IN A HIGH-GROWTH CORRIDOR

Located within one of the Southeast's most active industrial corridors, the Greenville-Spartanburg market continues to attract significant investment from manufacturers, distributors and logistics operators. Positioned along the I-85 corridor between Atlanta and Charlotte, the region provides access to major population centers, global supply chains and a highly skilled workforce.

The Highway 101 corridor has emerged as a premier destination for industrial development, driven by its proximity to Inland Port Greer, GSP International Airport, BMW Manufacturing and numerous Tier 1 and Tier 2 suppliers. Supported by direct access to Interstates 85 and 26, the corridor offers efficient connectivity to the Port of Charleston and key markets throughout the Southeast.

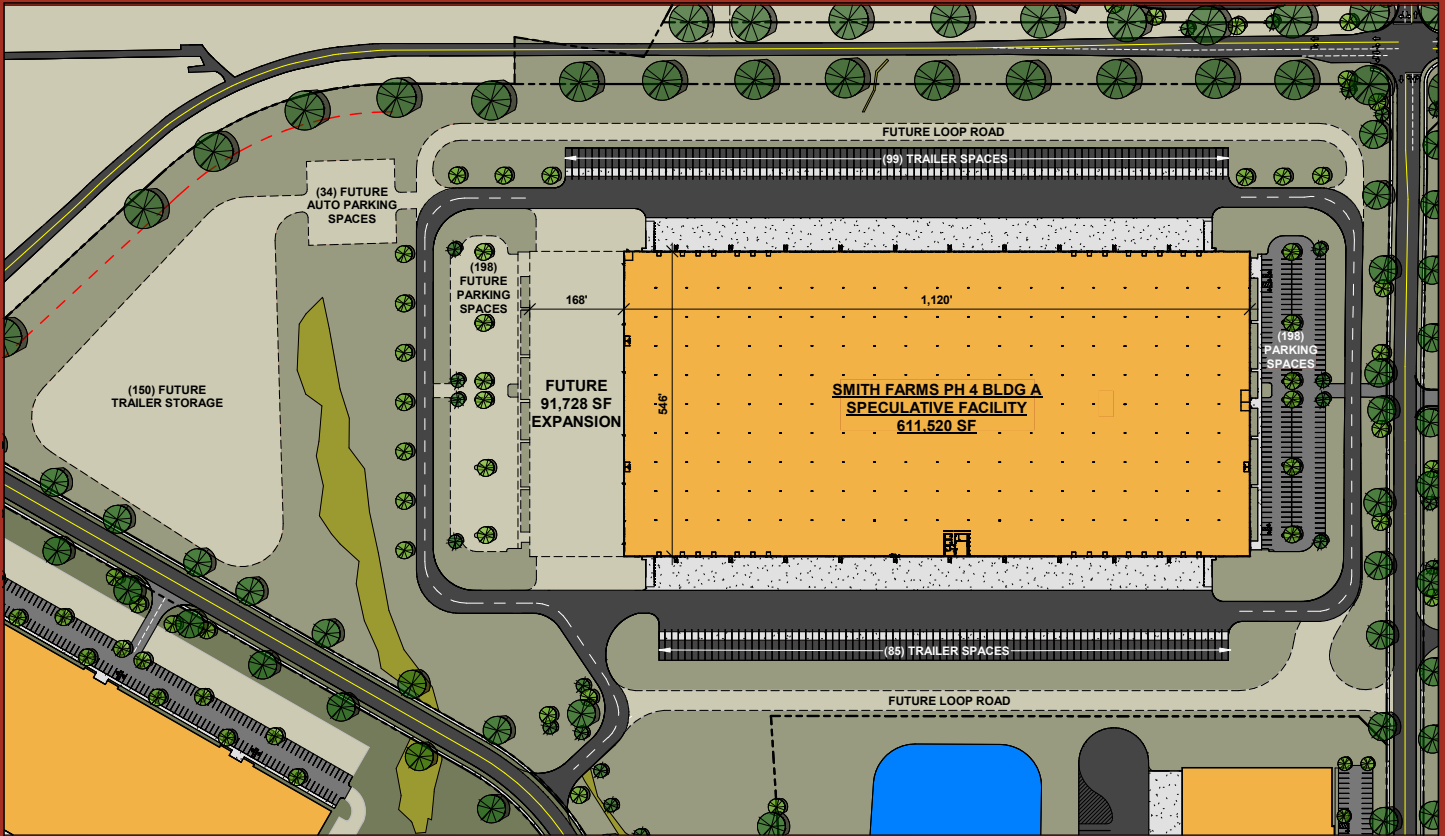
Backed by a business-friendly environment, ongoing infrastructure investment and a strong advanced manufacturing base, the Greenville-Spartanburg region remains one of the nation's most sought-after industrial markets. Companies locating within the Highway 101 corridor benefit from a strategic location at the center of Greenville-Spartanburg's thriving manufacturing and logistics network.

MAJOR EMPLOYERS



SMITH FARMS INDUSTRIAL PARK

BUILDING A SITE PLAN



| | | | |
|----------------------------|--|-----------------------------|-------------------------------|
| Acreage | ±58,268 acres (±9.29 acres available for trailer storage) | Auto Parking | 198, exp. to 396 |
| Size | ±611,520 SF | Truck Court Depth | 185' |
| Expansion | ±91,728 SF | Trailer Stalls | 184, exp. to 334 |
| Office/Warehouse | ±1,600 SF / ±609,920 SF | Floors | 8" 4000 psi unreinforced slab |
| Building Dimensions | 546' x 1,120' | Roof | 60 mil TPO membrane system |
| Clear Height | 40' | Fire Protection | ESFR |
| Column Spacing | 52' x 56' | Power Provider | Duke Energy (8,000A) |
| Speed Bay | 65' | Gas Provider | Greer CPW |
| Dock Doors | 118 (9' x 10') 30 doors equipped with 40K lb. levelers | Water/Sewer Provider | SJWD |
| Drive-in Doors | 4 (12' x 14') | Fiber Provider | AT&T |

Colliers

BUILDING SPECIFICATIONS AND CONFIGURATIONS CAN BE ADAPTED TO SUIT END USER PRODUCT TYPE

SMITH FARMS INDUSTRIAL PARK

BUILDING A SPECIFICATIONS



SMITH FARMS
INDUSTRIAL PARK

Building A:
±611,520 SF
(with ±91,728-SF Expansion)

60 MIL TPO, R-20 ROOF

ESFR Sprinklers

40' Clear Height

52' x 56' Column Spacing

52'

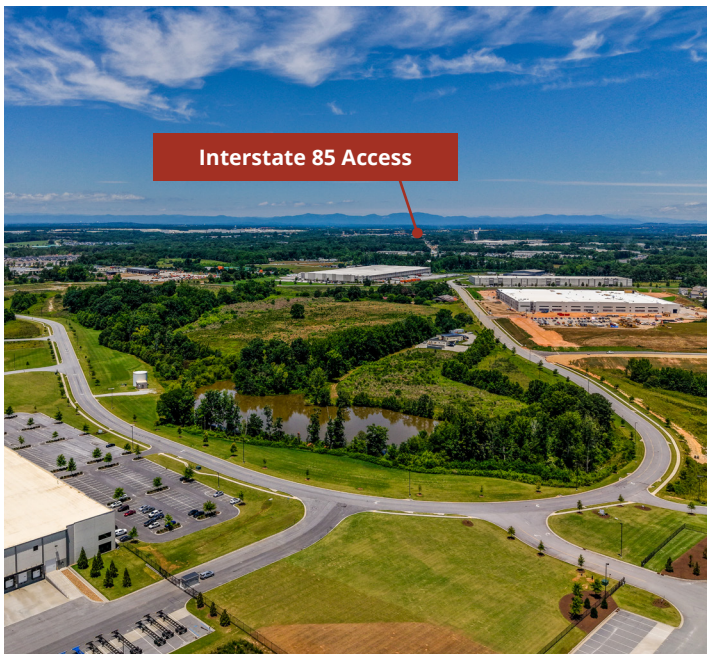
56'

65' Speed Bay

8" Reinforced Concrete

118 (9' x 10') Dock Doors
30 Docks Equipped w/40lb. Levelers

4 (12' x 14') Drive-in Doors

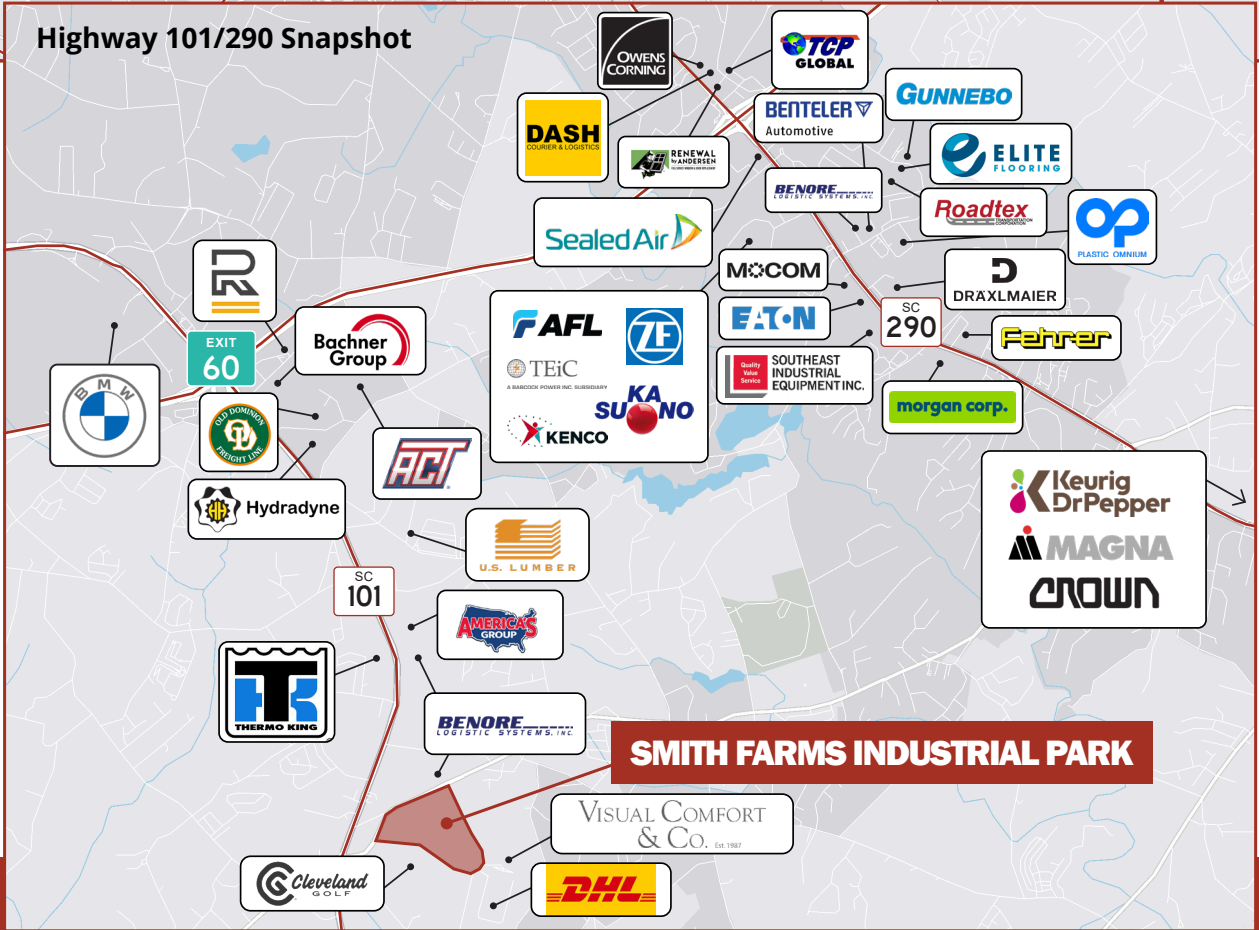
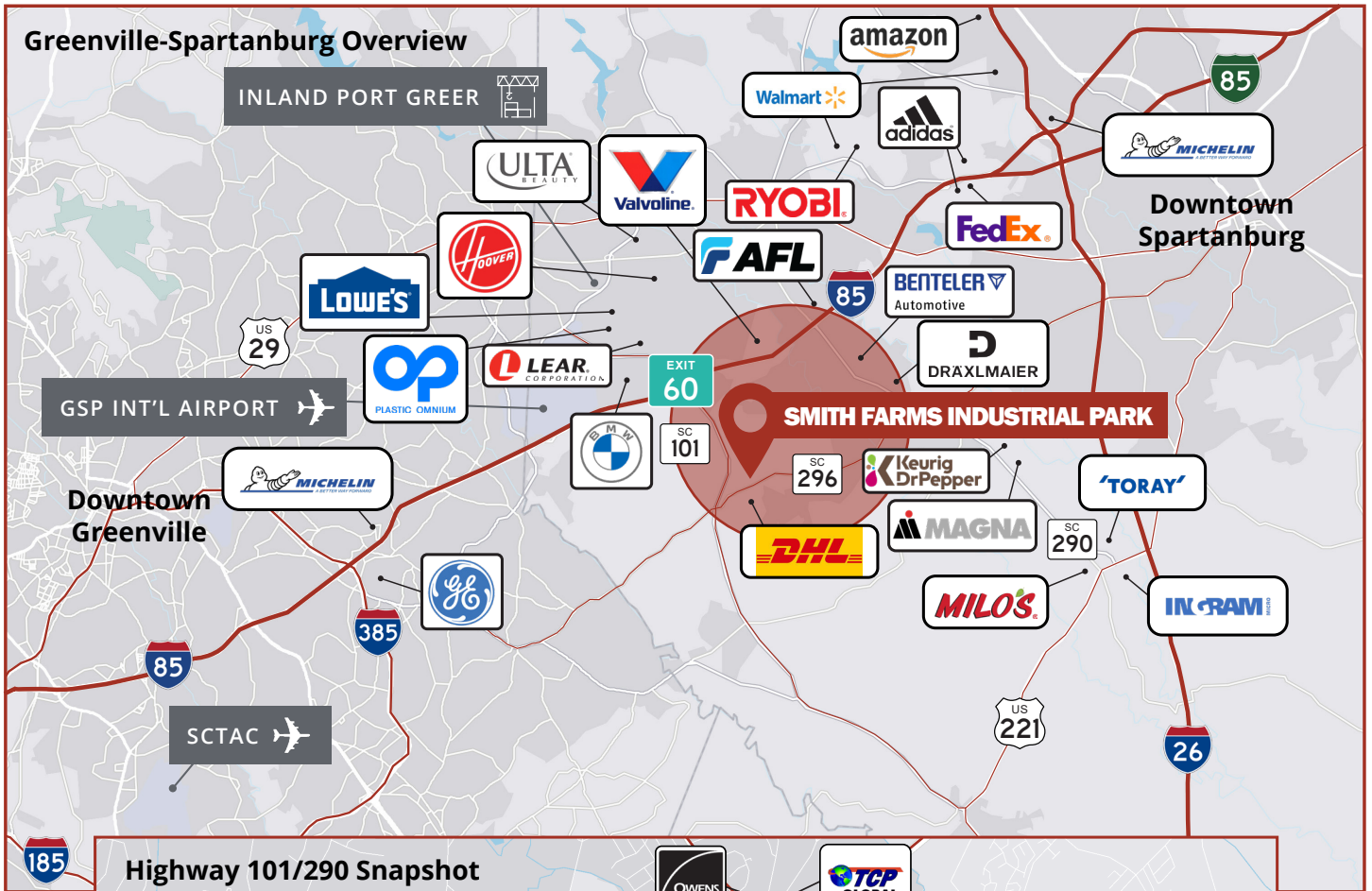


Interstate 85 Access



Reidville Road/SC 296 Frontage

NEIGHBORING INDUSTRIAL USERS





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