



SMITH FARMS

INDUSTRIAL PARK

GREENVILLE-SPARTANBURG'S PREMIER INDUSTRIAL PARK

SMITH FARMS PKWY | GREER, SC 29651

±611,520-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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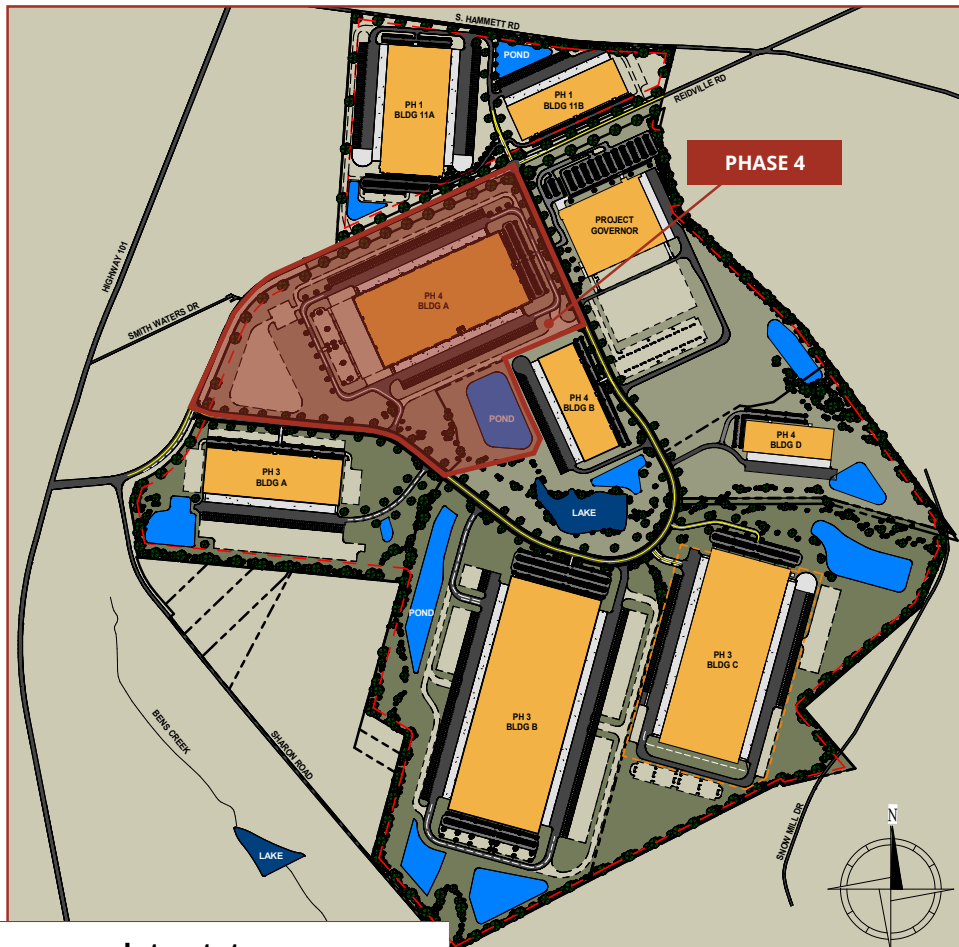


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SMITH FARMS INDUSTRIAL PARK

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.

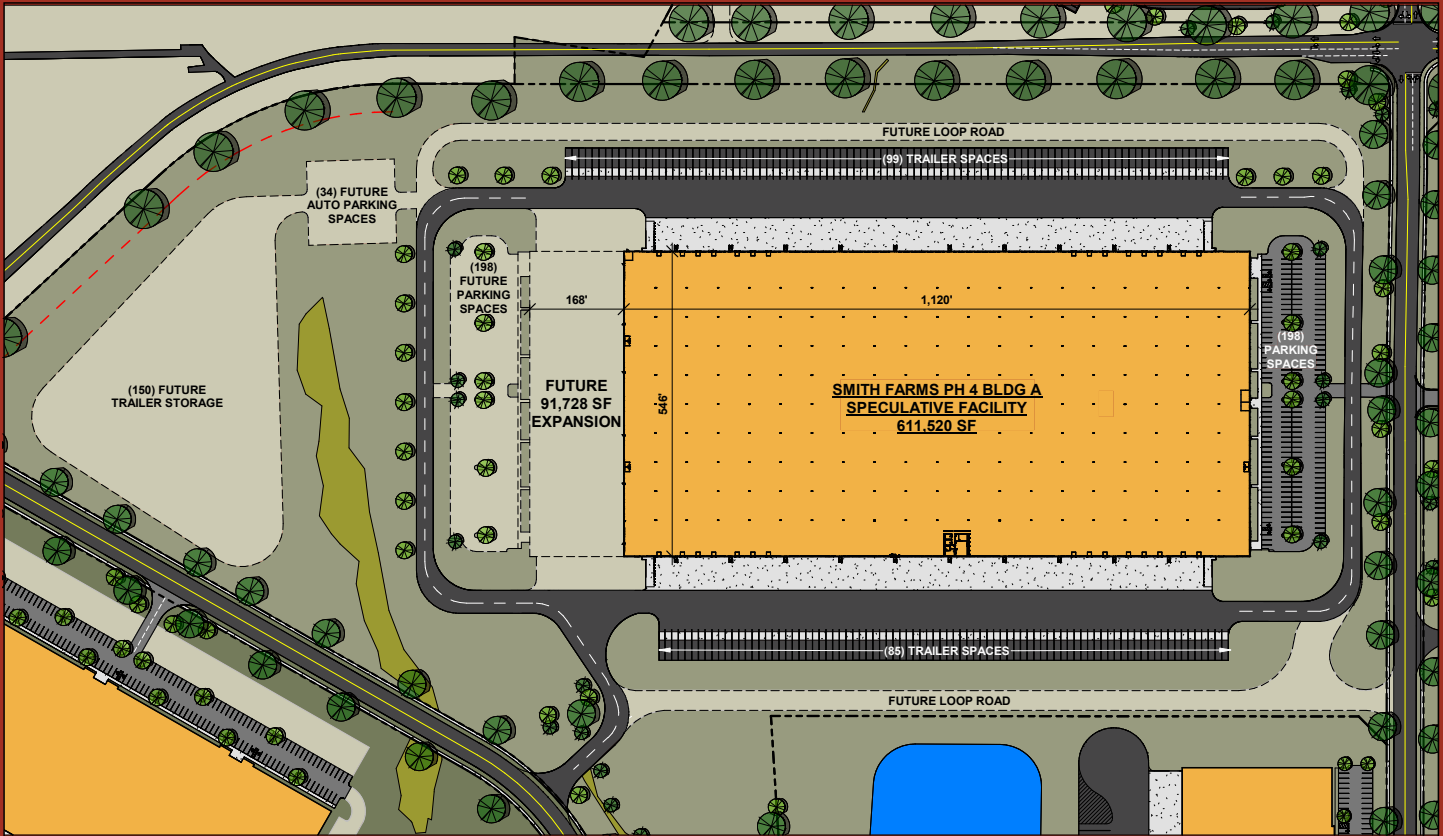
Backed by a business-friendly environment, ongoing infrastructure investment and a strong advanced manufacturing base, the Greenville-Spartanburg region remains one of the nation's most sought-after industrial markets. Companies locating within the Highway 101 corridor benefit from a strategic location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

MAJOR EMPLOYERS



SMITH FARMS INDUSTRIAL PARK

BUILDING A SITE PLAN



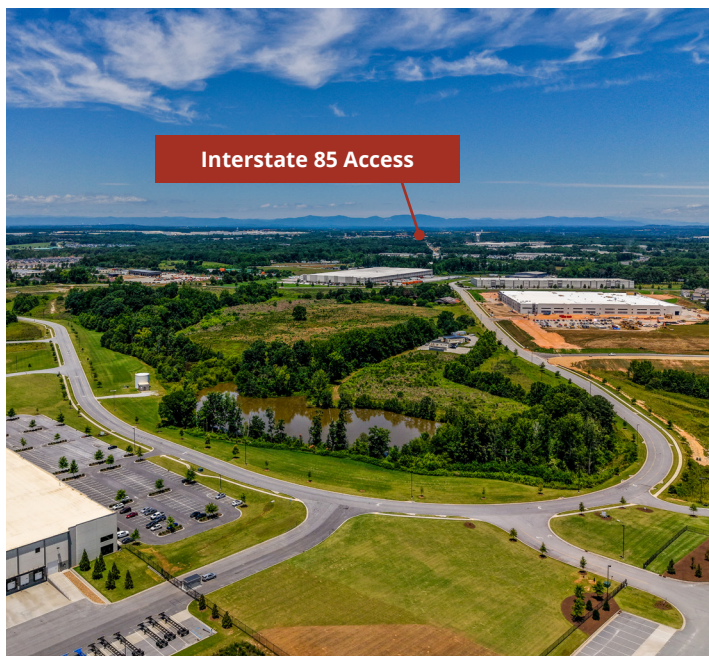
Acreage	±58.268 acres (±9.29 acres available for trailer storage)	Auto Parking	198, exp. to 396
Size	±611,520 SF	Truck Court Depth	185'
Expansion	±91,728 SF	Trailer Stalls	184, exp. to 334
Office/Warehouse	±1,600 SF / ±609,520 SF	Floors	8" 4000 psi unreinforced slab
Building Dimensions	546' x 1,120'	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

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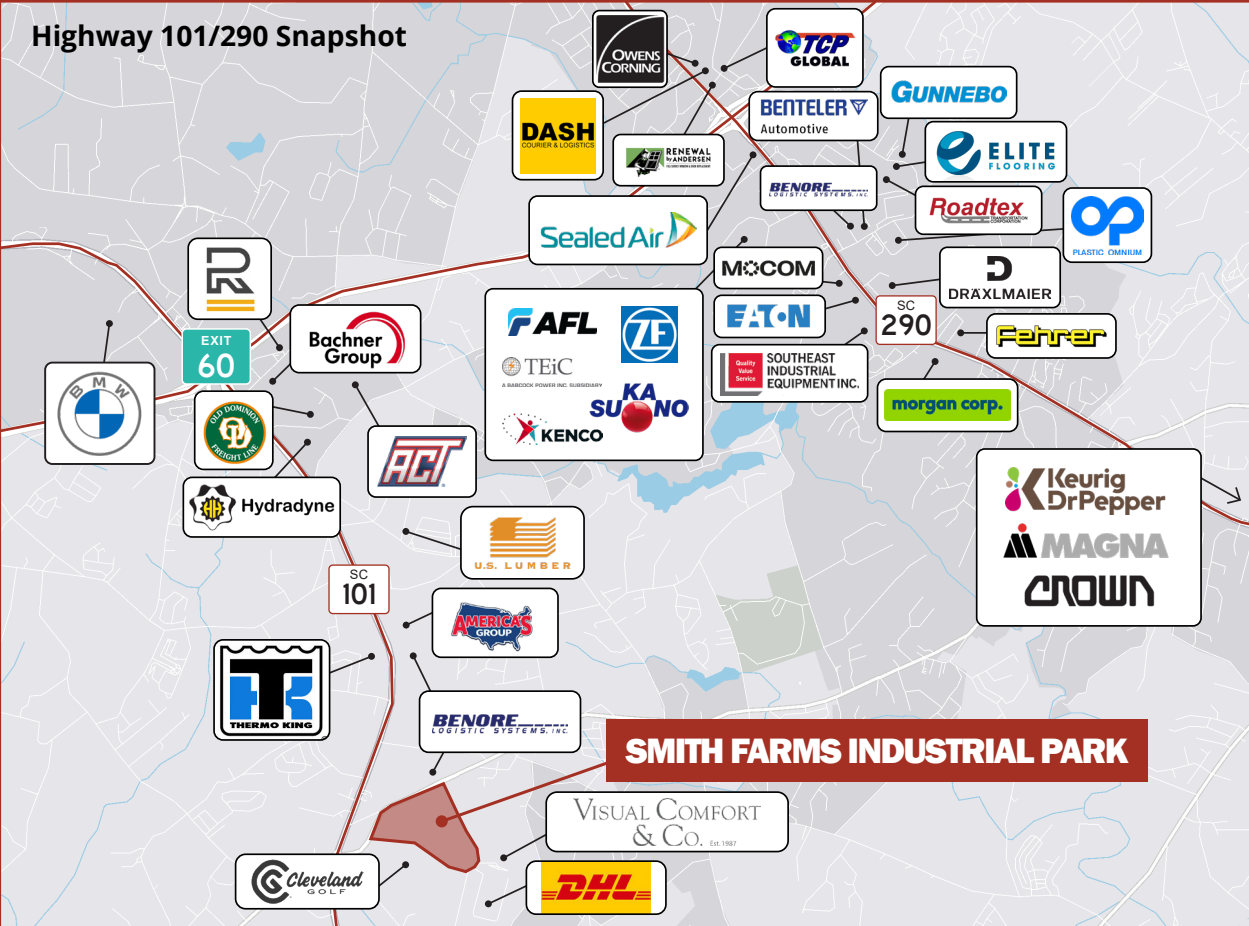
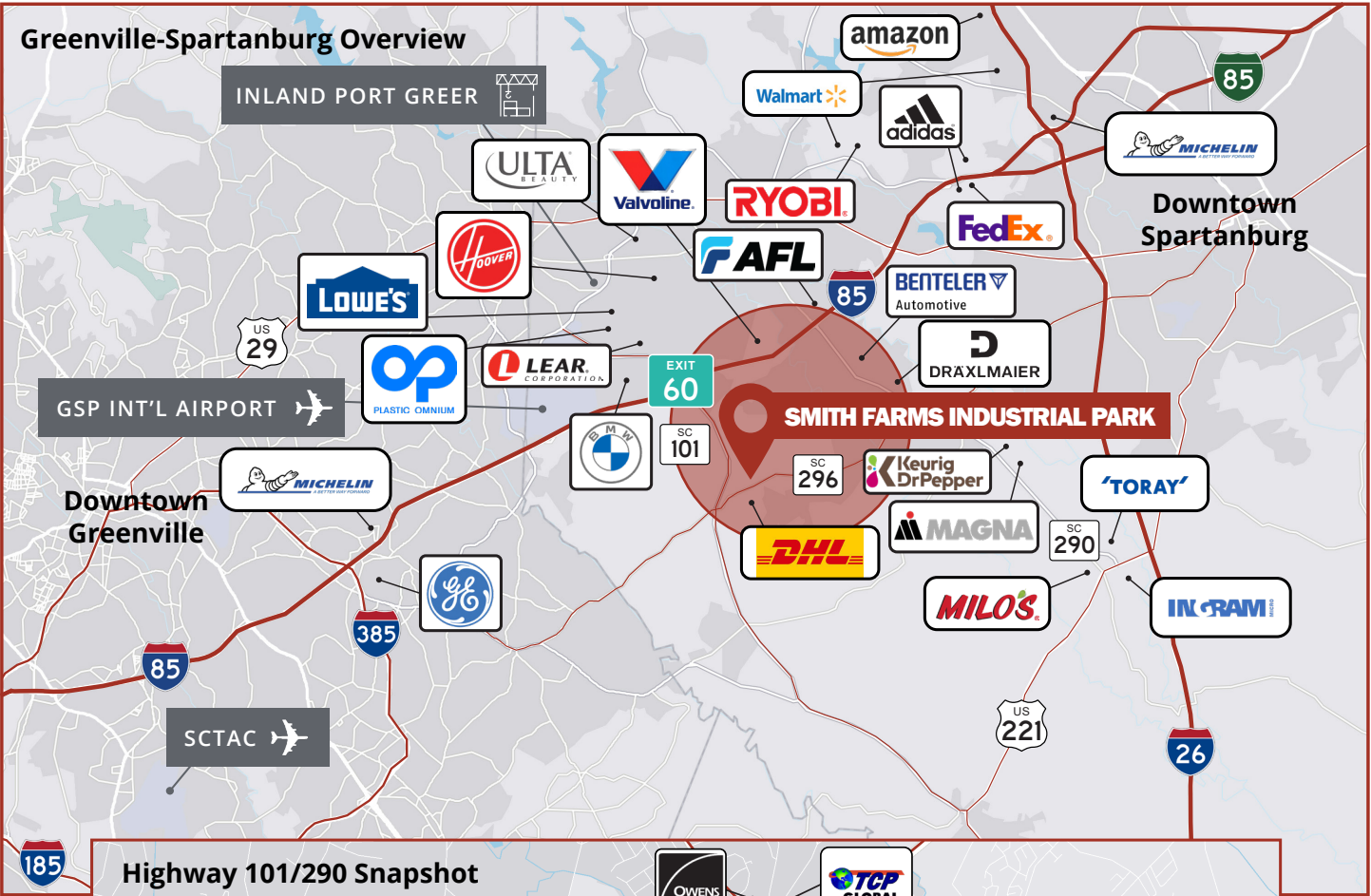
BUILDING SPECIFICATIONS AND CONFIGURATIONS CAN BE
ADAPTED TO SUIT END USER PRODUCT TYPE

SMITH FARMS INDUSTRIAL PARK

BUILDING A SPECIFICATIONS



NEIGHBORING INDUSTRIAL USERS





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