



**SMITH FARMS**  
INDUSTRIAL PARK

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## **SITES AVAILABLE**

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

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**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.

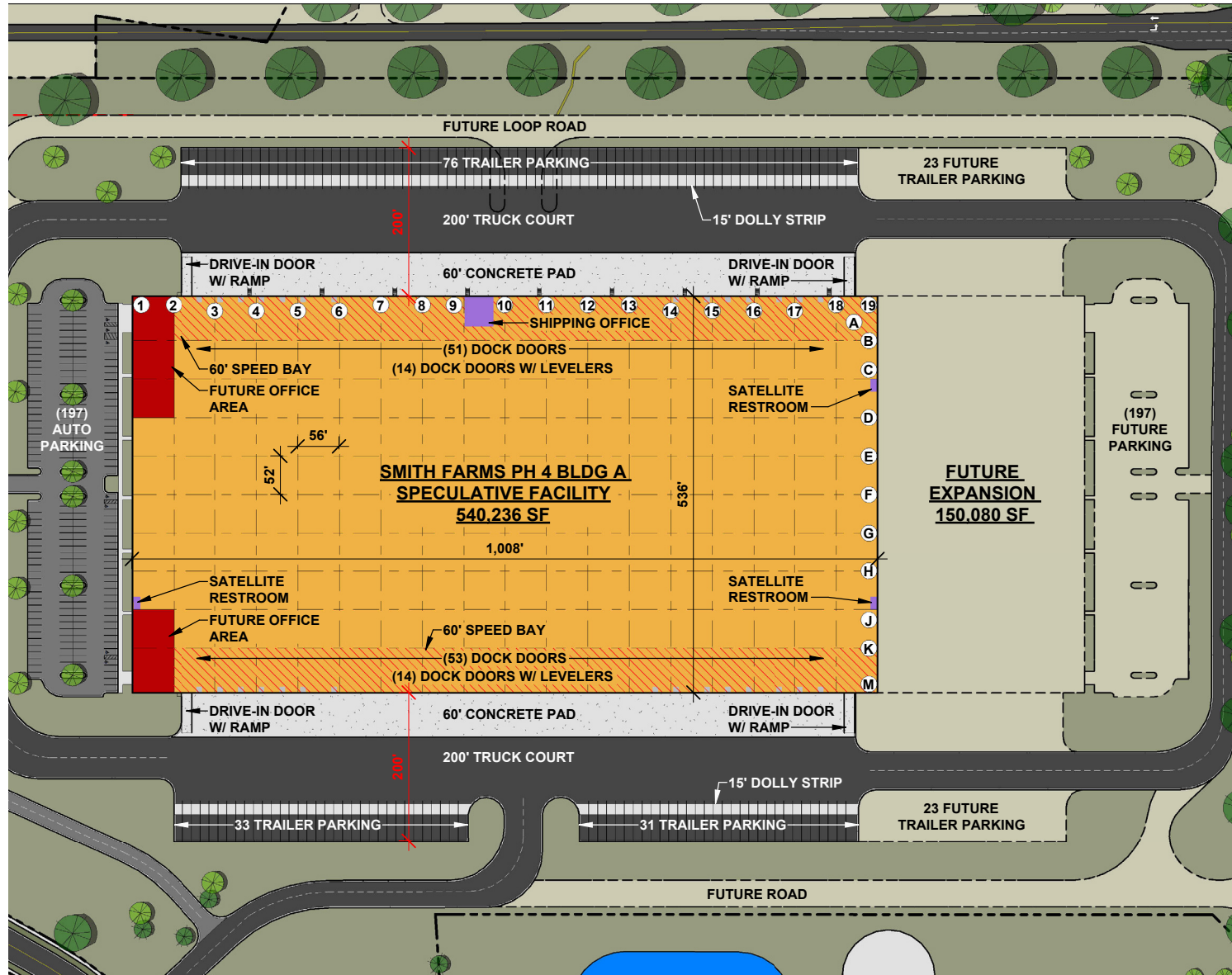
Supported by modern infrastructure, a skilled workforce, and a thriving business climate, Smith Farms is a trusted location for manufacturing, logistics, and distribution users. Recent commitments from leading precision manufacturers reinforce its position as a destination for companies seeking efficiency,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

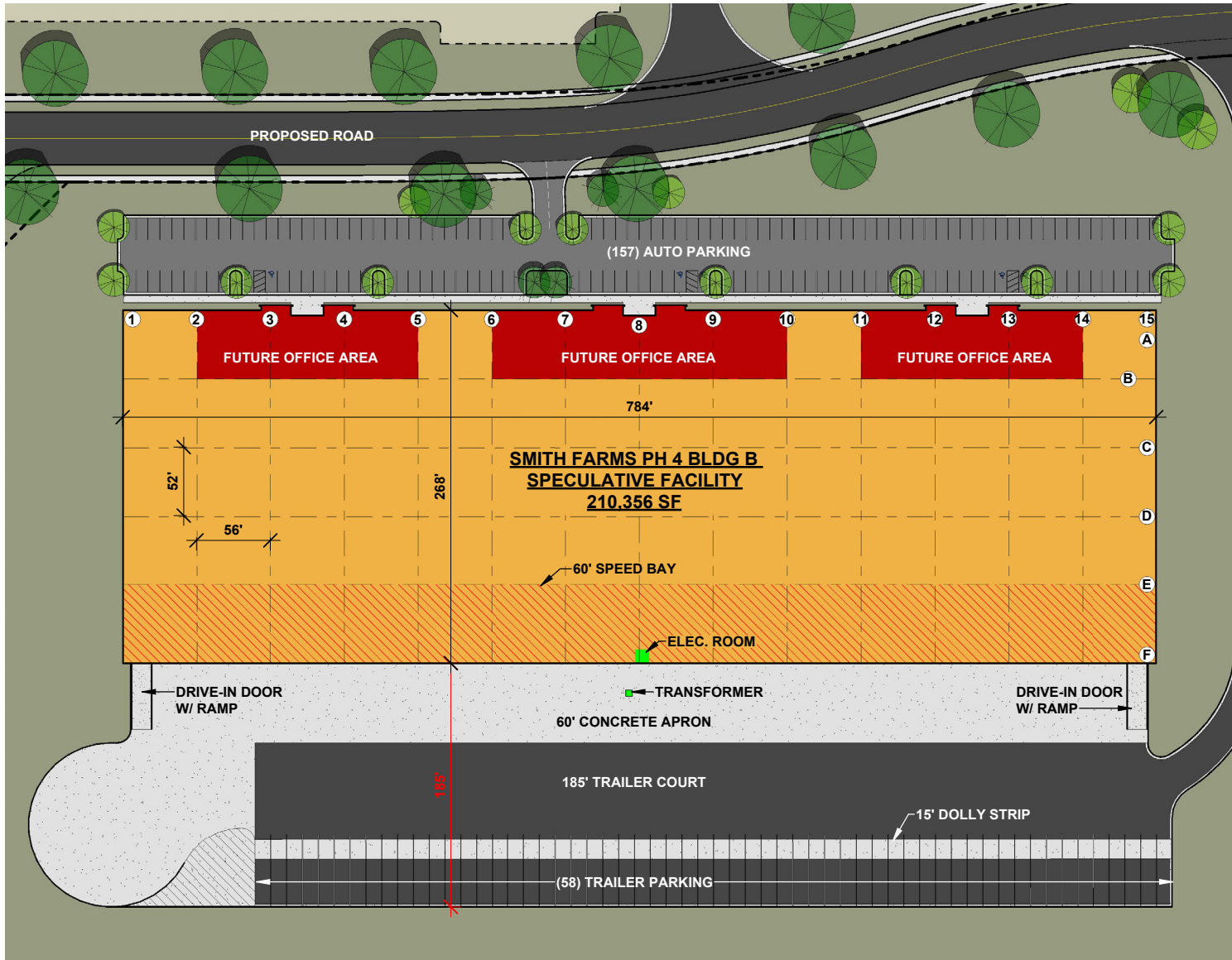
540,236 SF EXPANDABLE | BUILDING A | CROSS DOCK



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

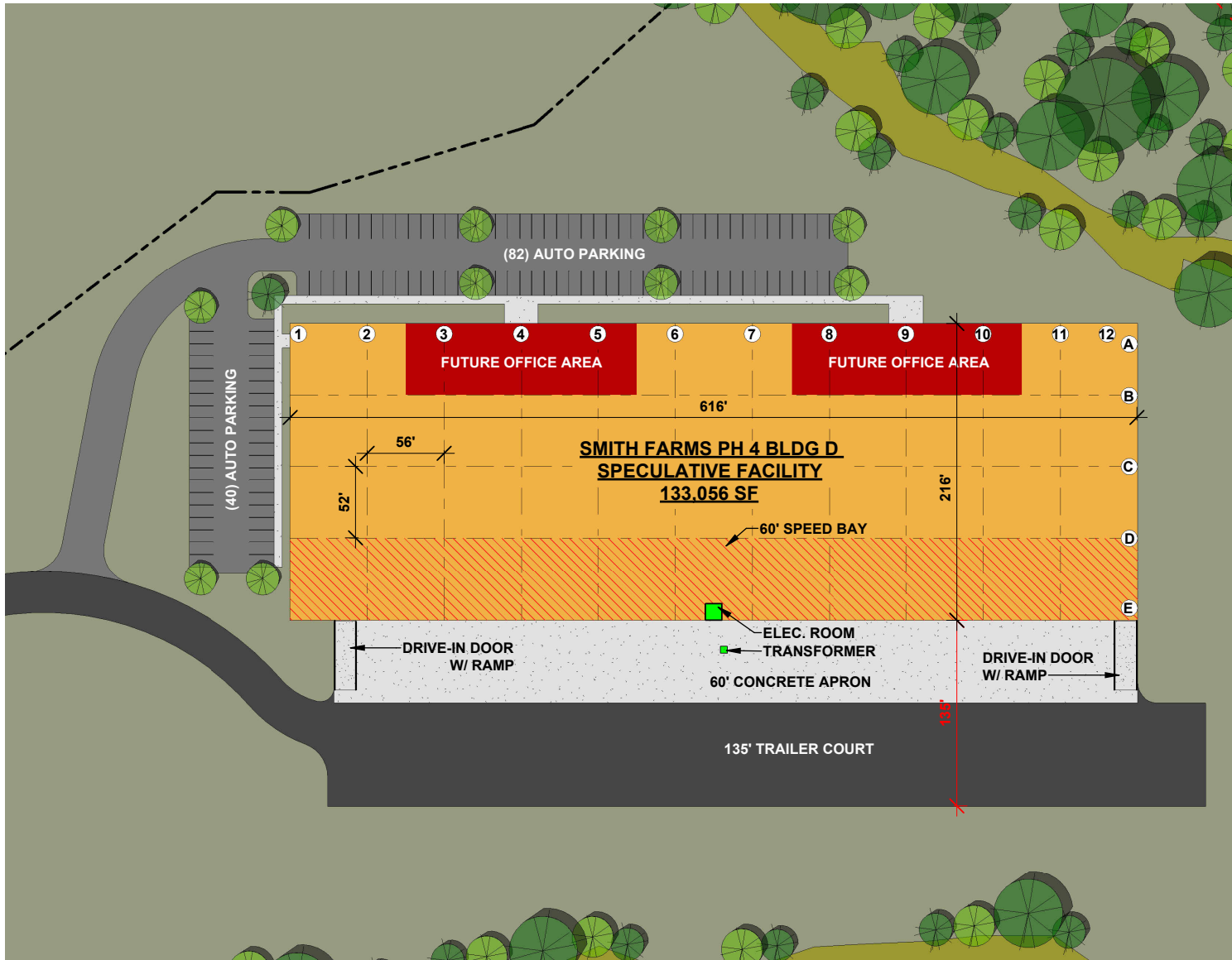
210,356 SF | BUILDING B | REAR LOAD



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

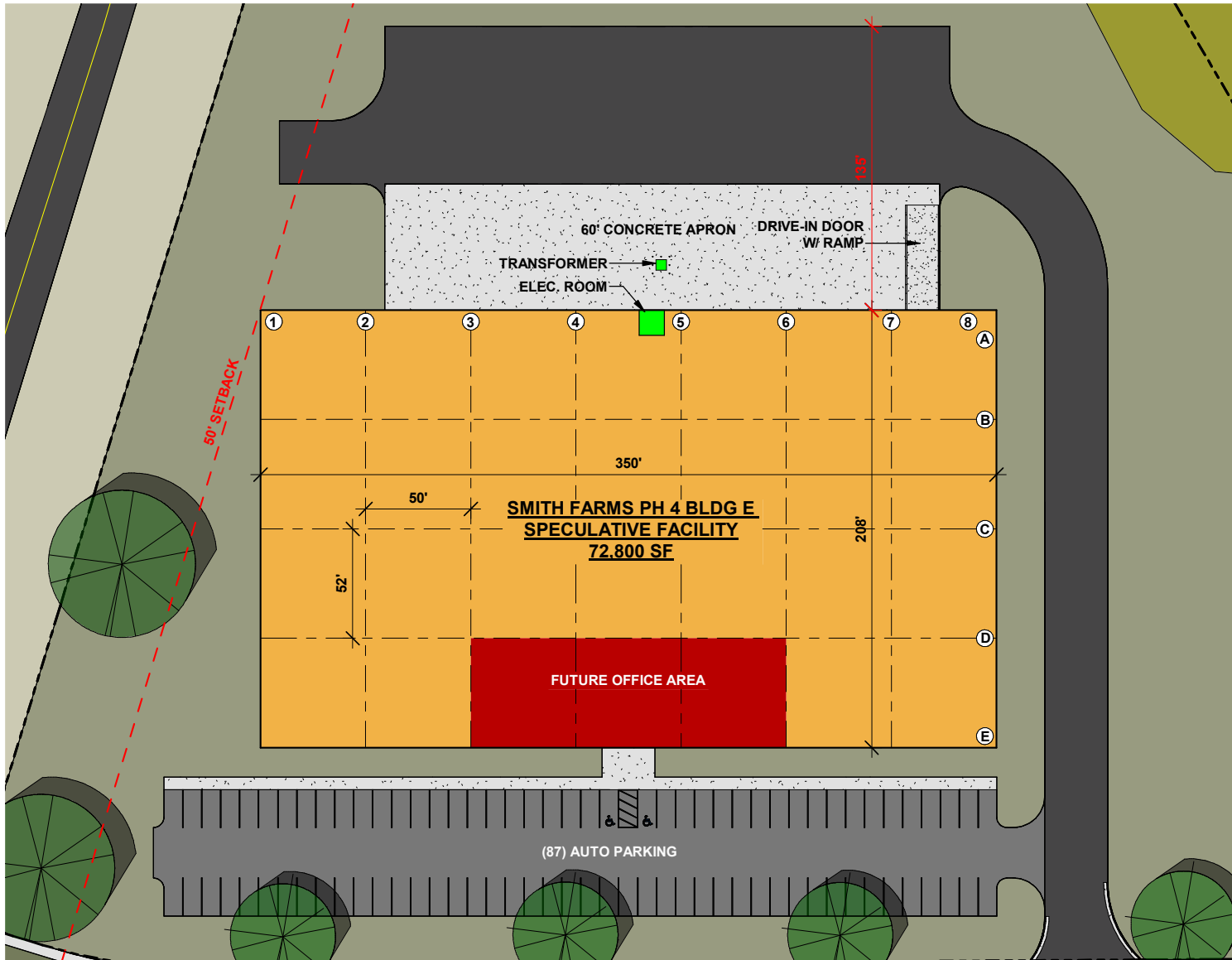
133,056 SF | BUILDING D | REAR LOAD



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

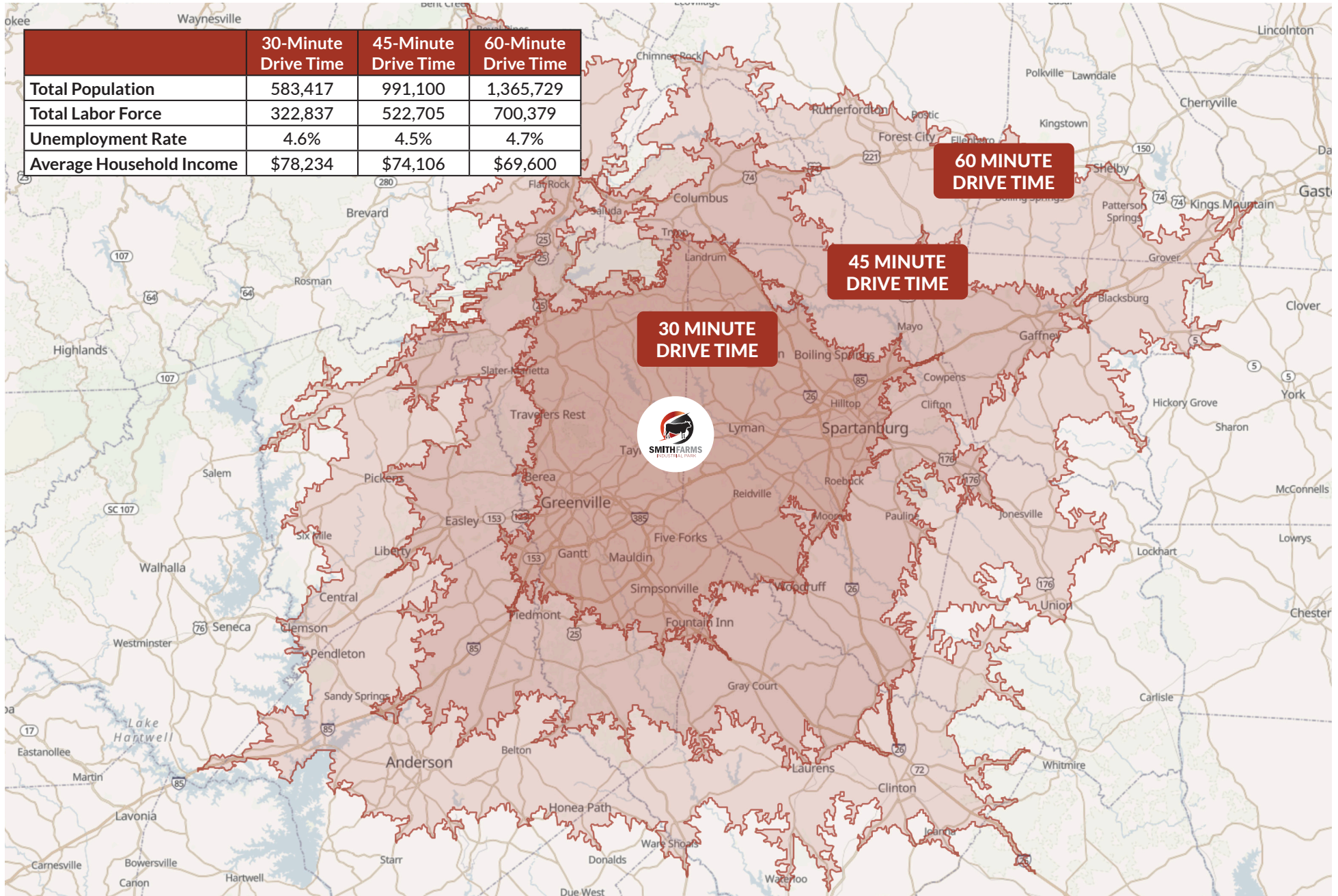


BUILDING SPECIFICATIONS	
Acreage	9.29
Square Footage	72,800 SF
Building Dimensions	208 x 350
Clear Height	32'
Column Spacing	52 x 56
Speed Bay	60'
Floors	60 Mil TPO R-20 Roof
Roof	7" Floor Thickness
Dock Doors	16 (9 x 10)
Drive In Doors	1 (12 x 14)
Truck Court Depth	135'
Auto Parking	87
Trailer Stalls	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

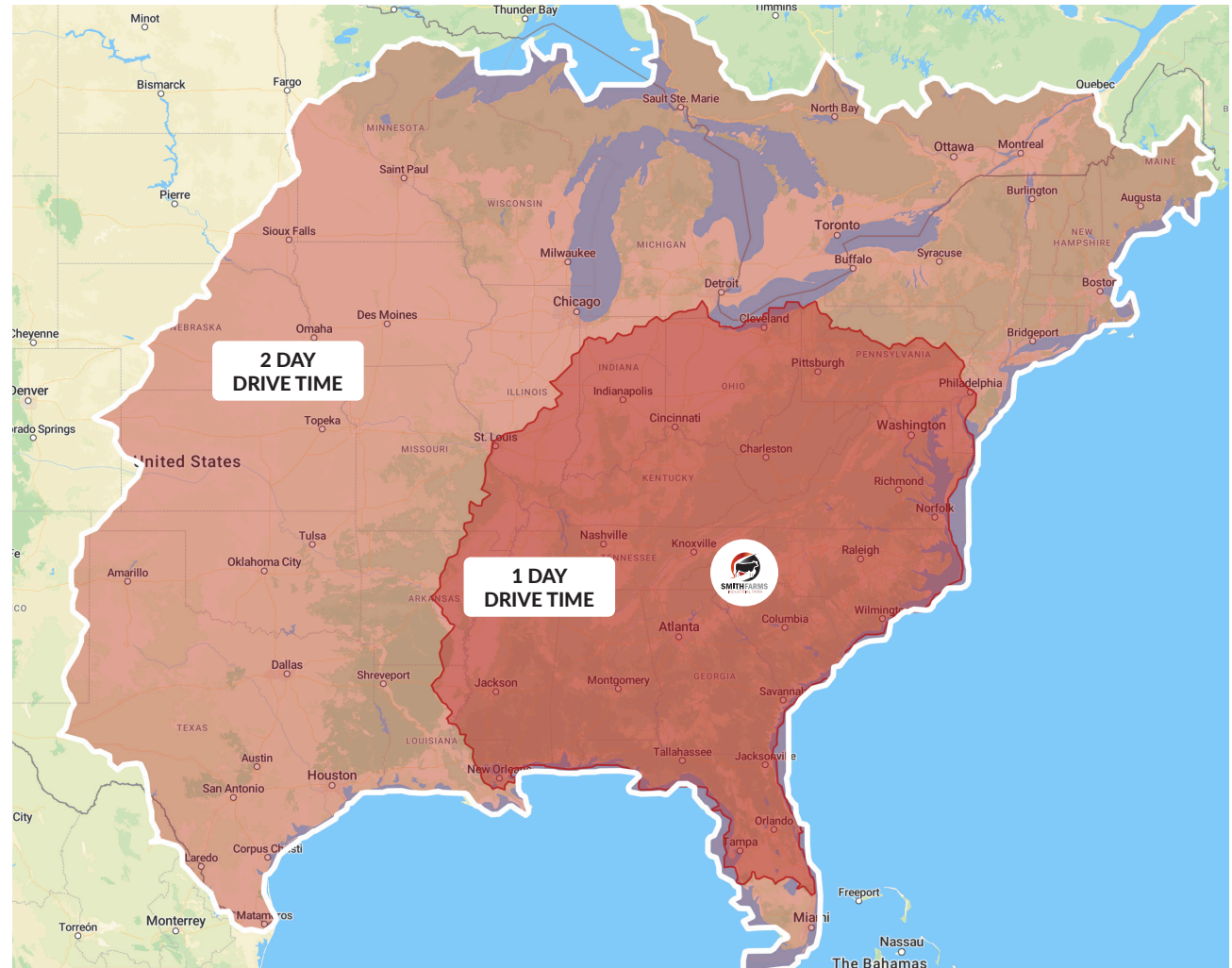


## One-Day Truck Reach, Unmatched Market Access

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**

**John T. Barker, SIOR**

President and Chief Development Officer

704.481.5560 • [jbarker@redrockdevelopments.com](mailto:jbarker@redrockdevelopments.com)

