

304,884 SF
BUILDING 2 - AVAILABLE FOR LEASE
(UNDER CONSTRUCTION - SET TO DELIVER Q1 2023)

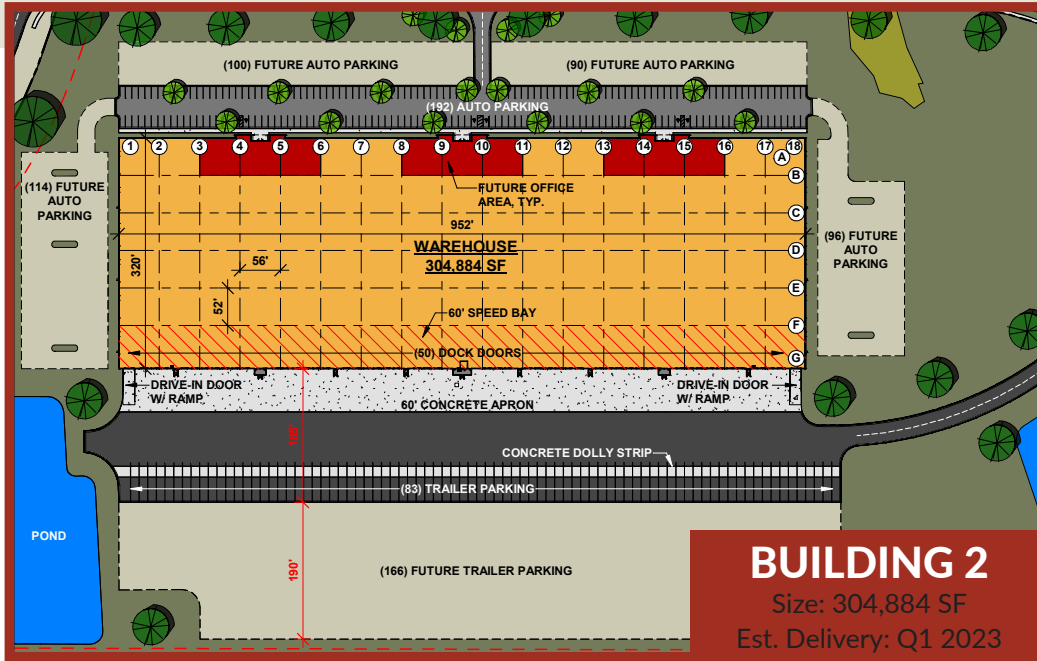


SMITH FARMS INDUSTRIAL PARK
BUILDING 2

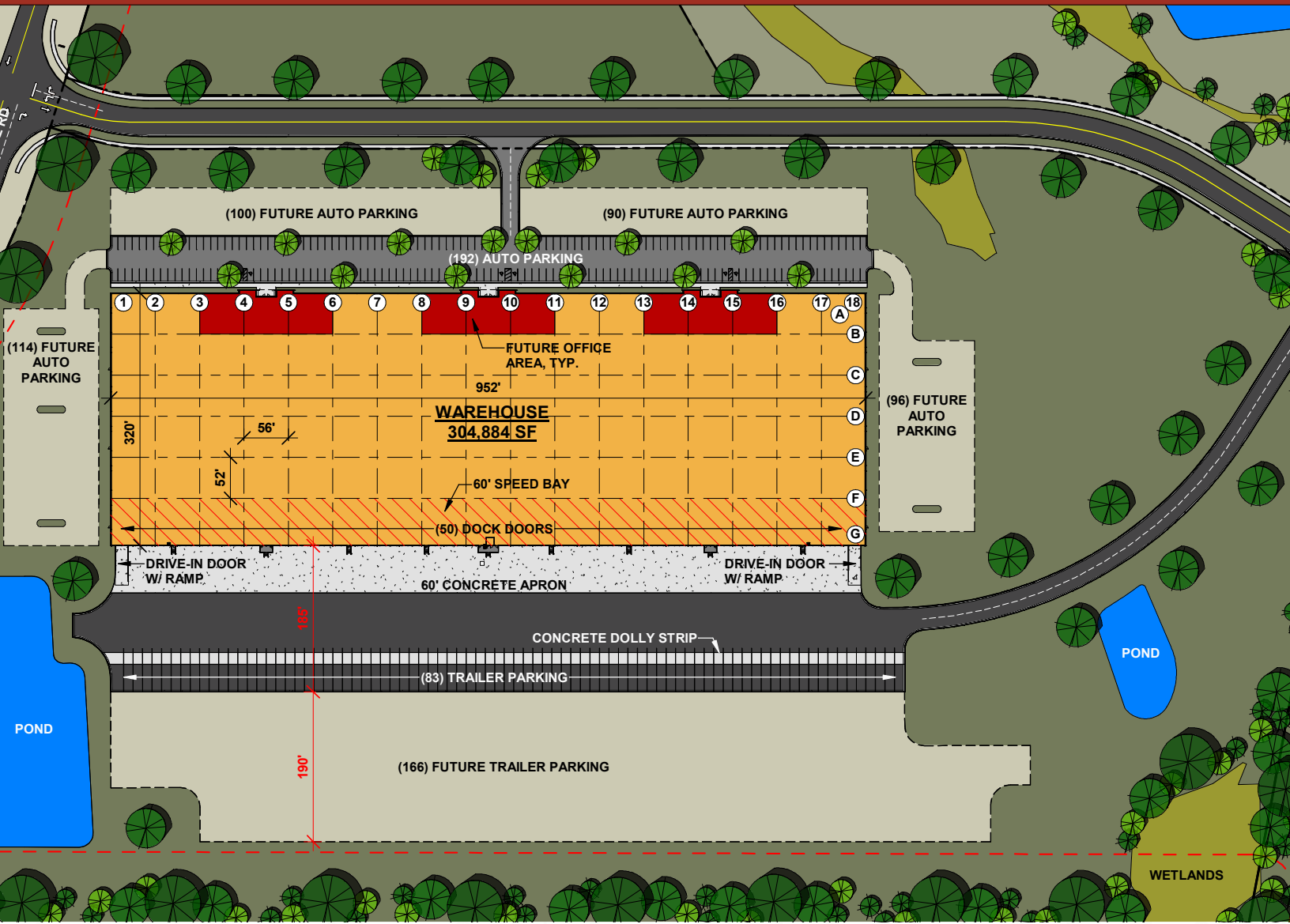
Reidville Road, Greer, SC 29651

PARK PLAN

Smith Farms 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 304,884 SF building is a rear load facility and features 36' clear, 50 docks, 2 drive-in doors, and a 185' truck court. The building is set to deliver Q1 of 2023.



BUILDING 2 - 304,884 SF



BUILDING 2 DETAILS

Available SF:	304,884	Sprinkler:	ESFR
Office Space:	BTS	Lighting:	LED Lights
Clear Height:	36'	Power:	4000 Amp capacity
Column Spacing:	52' x 56'	Truck Court:	185'
Speed Bay:	60'	Auto Parking:	192 (Exp. to 592)
Building Dimensions:	952' x 320'	Trailer Parking:	83 (Exp. to 249)
Load Type:	Rear Load	Roof:	60 mil TPO
Dock Doors:	50 (9' x 10')	Flooring:	7" reinforced (4000 psi)
Drive-In Doors:	2 (12' x 14')		

LOCATION DRIVE ROUTES

THE UPSTATE OF SOUTH CAROLINA

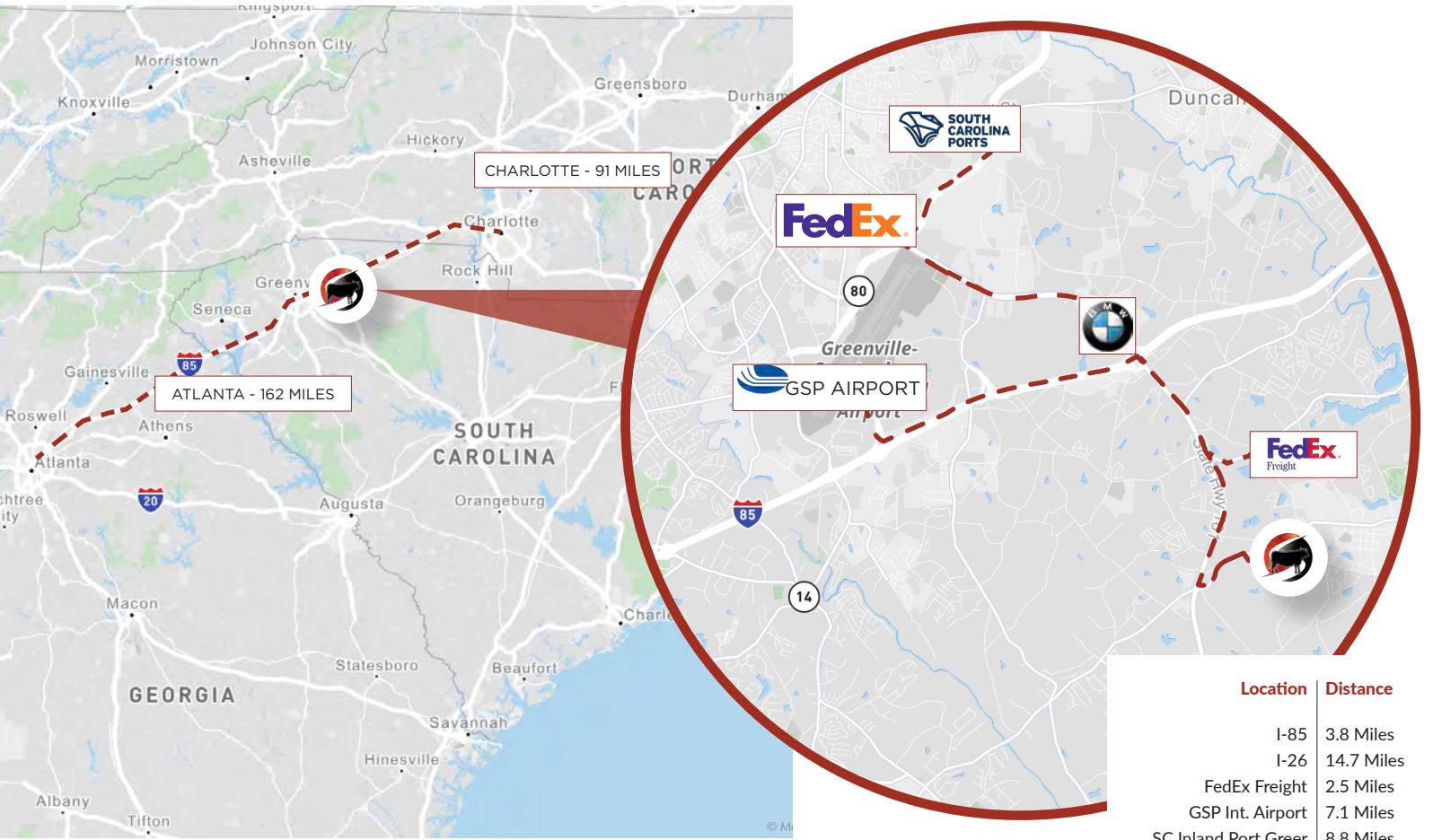
- Strategically located in one of the fastest growing industrial markets the United States.
- The entire east coast is accessible within 24 hours.

GREENVILLE INTERNATIONAL AIRPORT

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

SC INLAND PORT OF GREER

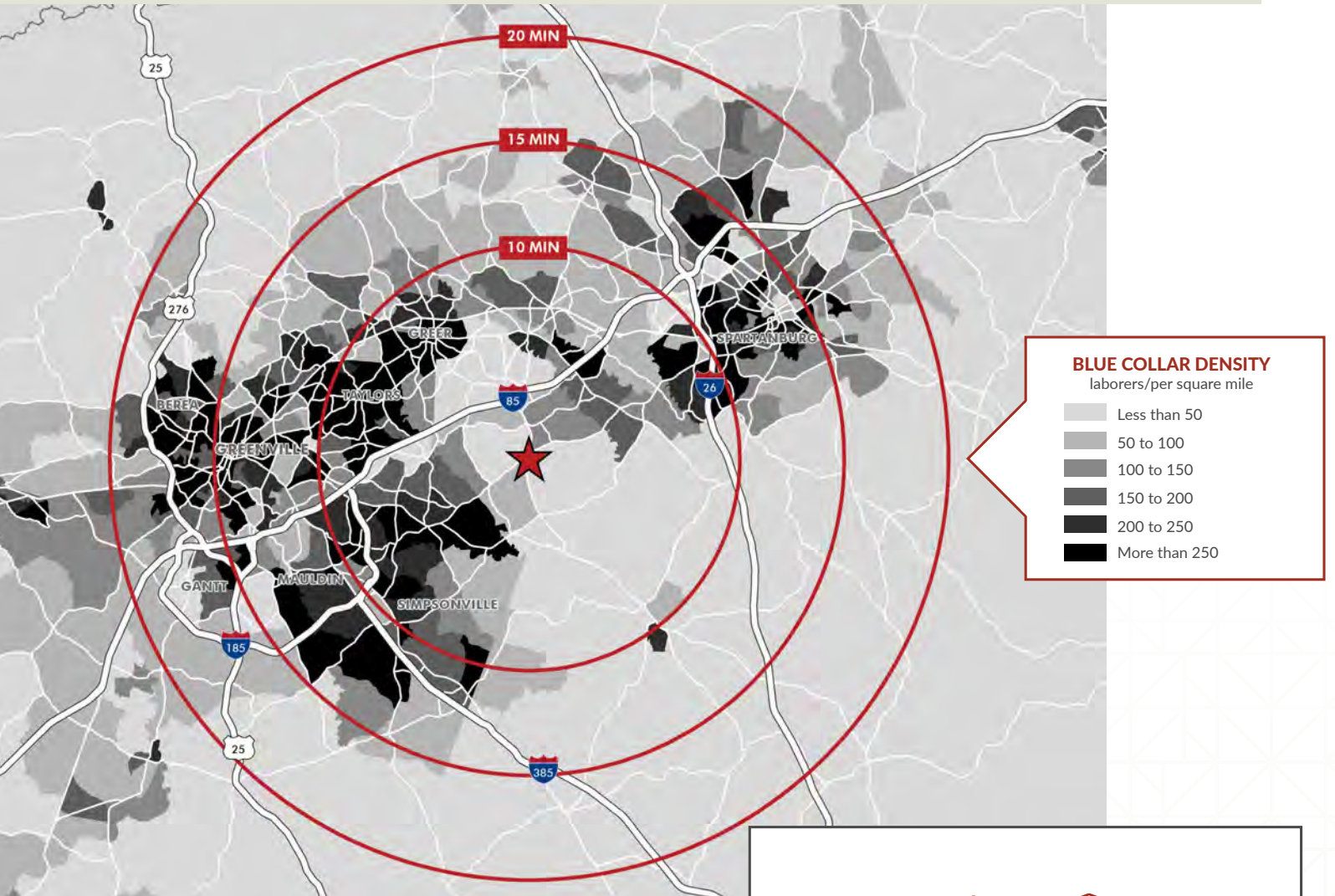
- Overnight rail service from Charleston via Norfolk Southern
- Most efficient port on the US (less than 60 minute turn time)
- 100 Foreign ports served directly
- SC Port is the fourth largest port on the east coast



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




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

	 ESTIMATED POPULATION	 AVAILABLE LABOR	 WAREHOUSE WORKFORCE
10 MINUTES	26,177	13,637	617
15 MINUTES	115,650	59,852	2,278
20 MINUTES	276,212	142,908	6,169

CONSTRUCTION UPDATE

AS OF JANUARY 4, 2022





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 within select strategic markets located throughout the country. Our areas of expertise include build-to-suit/lease, speculative development and industrial park/land development.

Having developed over 25 million square feet of Class A industrial product valued at over \$2.5 Billion, Red Rock's market knowledge and sector expertise help our clients maximize their opportunities and meet their strategic goals. Our overarching value is bringing an entrepreneurial, creative and proven approach to the structure of each transaction from a technical building perspective to creative financial structuring.

Red Rock represents the apex of expertise and relationships in commercial real estate development. At the heart of our company are our Christian values that are lived out daily and drive every member of our team to bring integrity to everything we do. Working in a niche market, we fully understand that our reputation is sacred. We live by the adage of, "It's not what you say, it's what you do," and our actions before, during and after a project reflect it.

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