

# Flex Warehouse Development Information



*Illustrative Example*

## Land Site Info

- 2.72 acres - SWQ of Plez Morgan & FM 1097 in Montgomery, TX.
- Legal Description: A0008 - Corner John, TRACT 1J-1, ACRES 2.72
- Property ID: 411764

## Proposed Use

- The proposed development will be flex office warehouses.
- Each unit will have a small office area and a warehouse area with a roll-up door. The building will be constructed with a steel frame.

## Flex Office Warehouses

### WHAT IS IT?

- Flex offices warehouses, also known as industrial flex spaces or office warehouses are commercial properties designed to provide a versatile and adaptable working environment. These facilities combine the functionality of a warehouse or industrial space with the flexibility and amenities of a modern office.
- These spaces combine warehouse and office areas, featuring a roll-up door and higher ceilings. Due to their versatility, these buildings are attractive to businesses and vary in size, often offering suites ranging from 1,000 to 5,000 SQFT for multiple tenants.

### TENANT TYPES

Tailored for small businesses, including home services (HVAC, plumbing, electric, etc.), e-commerce fulfillment centers, distribution and logistics, fitness centers and gyms, art studios, and creative workspaces.

The layouts allow for a wide variety of industries, for example:

- Gyms / fitness centers
- Sign Printing
- E-Commerce Retail
- Car Wraps
- Lawn or Small Mechanical Repair
- Pool Cleaners
- Hardware Companies
- Marble and Tile Companies
- Handyman / Maintenance Companies
- Furniture and Carpentry Builders
- Artist Collectives
- Pottery

- Shared Offices
- Event Planners
- Home Stagers

## Image Examples













