



Nashville

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flex
etc

Individual Warehouses and Coworking Workspaces Flexible Lease Terms

📍 1133 Polk Ave, Nashville, TN 37210

SECURE YOUR IDEAL WORKSPACE TODAY

Take advantage of **immediate occupancy** in our newly renovated, **temperature controlled** warehouse building. Discover flexible workspaces tailored to your needs, from **individual warehouses ranging from 300-2,500+ square feet** to dedicated **offices** and **coworking spaces**. Enjoy the convenience of **all-inclusive rent** and a comprehensive array of **amenities** designed to elevate your business. Don't miss this opportunity to secure the perfect space.

WHAT YOU WILL ENJOY

- Affordable, All-Inclusive Pricing
- Flexible Lease Terms (3 Months Minimum)
- Immediate Availability
- Daily Member Access
- Temperature Controlled Building
- Free WiFi
- Stocked Kitchen & Coffee Bar
- Comfortable Lounge & Common Areas
- Free, Onsite Parking

ADDITIONAL AMENITIES

- Loading Docks
- Large Truck Access
- Forklift & Electric Pallet Jacks
- Temporary Storage
- 24/7 Security Monitoring
- Daily Shipper Pickups
- Private Offices & Coworking Spaces
- Mail Service Photo & Podcast Studio
- EV Charging Station

JOIN A THRIVING COMMUNITY

FlexEtc Nashville's individual warehouses and coworking spaces provide **flexible solutions** that benefit both our member companies and their employees. Ideal for **e-commerce businesses, storage, industrial workspace, showrooms,** and many other types of uses and businesses, FlexEtc Nashville fosters business growth while offering seamlessly scalable solutions in a community-centered hub.



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Warehouses

WAREHOUSE SPACES

- 74 spaces between 300-2,500+sf

LOADING DOCKS

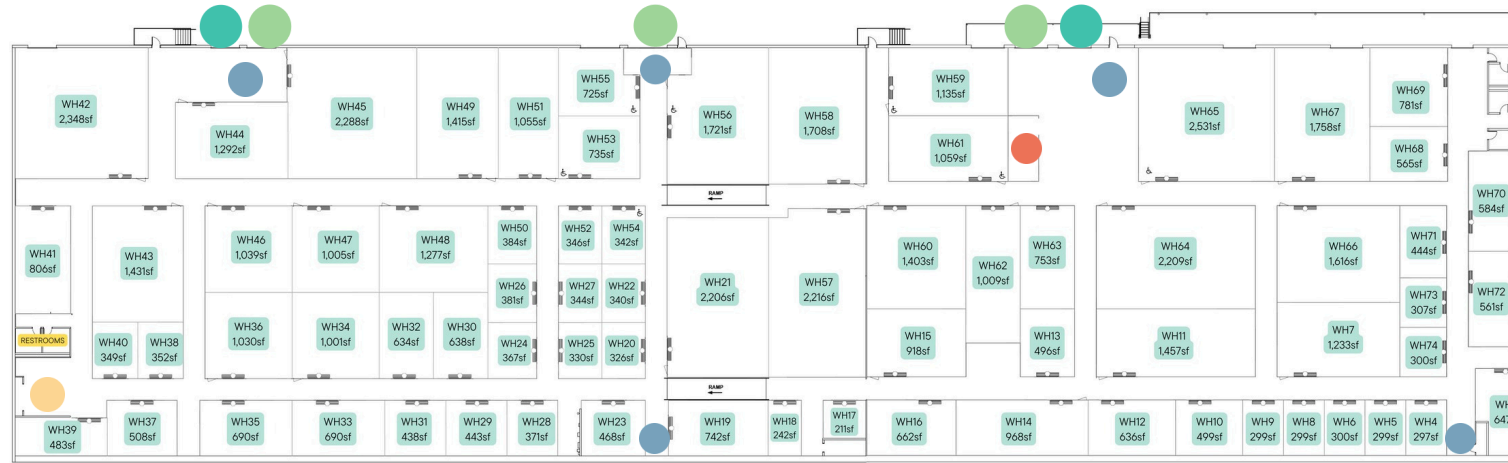
- Drive-up Loading Docks
- Truck-Height Loading Docks

DAILY SHIPMENT STORAGE

OASIS

WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift



ALL-INCLUSIVE PRICING

- Temperature Controlled Warehouse
- Forklift, Electric Pallet Jacks, Carts
- Onsite Staff Provides Mail, Package, & Pallet Receiving
- Daily Pickups from UPS, FedEx, & USPS
- 24/7 Security Monitoring
- Onsite Parking in Gated Lot
- High-Speed WiFi
- 120v Power (Higher Available)
- Access to Community Lounge, Stocked Kitchen, Coffee Bar, & Purified Water Dispenser
- Business Center & Shipping Supplies
- Common Area Janitorial Service with Trash & Recycling Service

SAMPLE PRICING

Space	Square Footage	12+ Month Lease	6 Month Lease	Month to Month (3 Month Min)
WH06	300 SF	\$842/month	\$900/month	\$957/month
WH32	634 SF	\$1,688/month	\$1,803/month	\$1,918/month
WH51	1,055 SF	\$2,706/month	\$2,891/month	\$3,075/month
WH48	1,277 SF	\$3,493/month	\$3,731/month	\$3,969/month
WH56	1,721 SF	\$4,165/month	\$4,449/month	\$4,733/month
Wh65	2,531 SF	\$6,860/month	\$7,328/month	\$7,795/month

EACH WAREHOUSE SPACE EQUIPPED WITH LARGE ROLL-UP LOADING DOOR

Additional rent specials available for extended lease terms.
Reach out to learn more!



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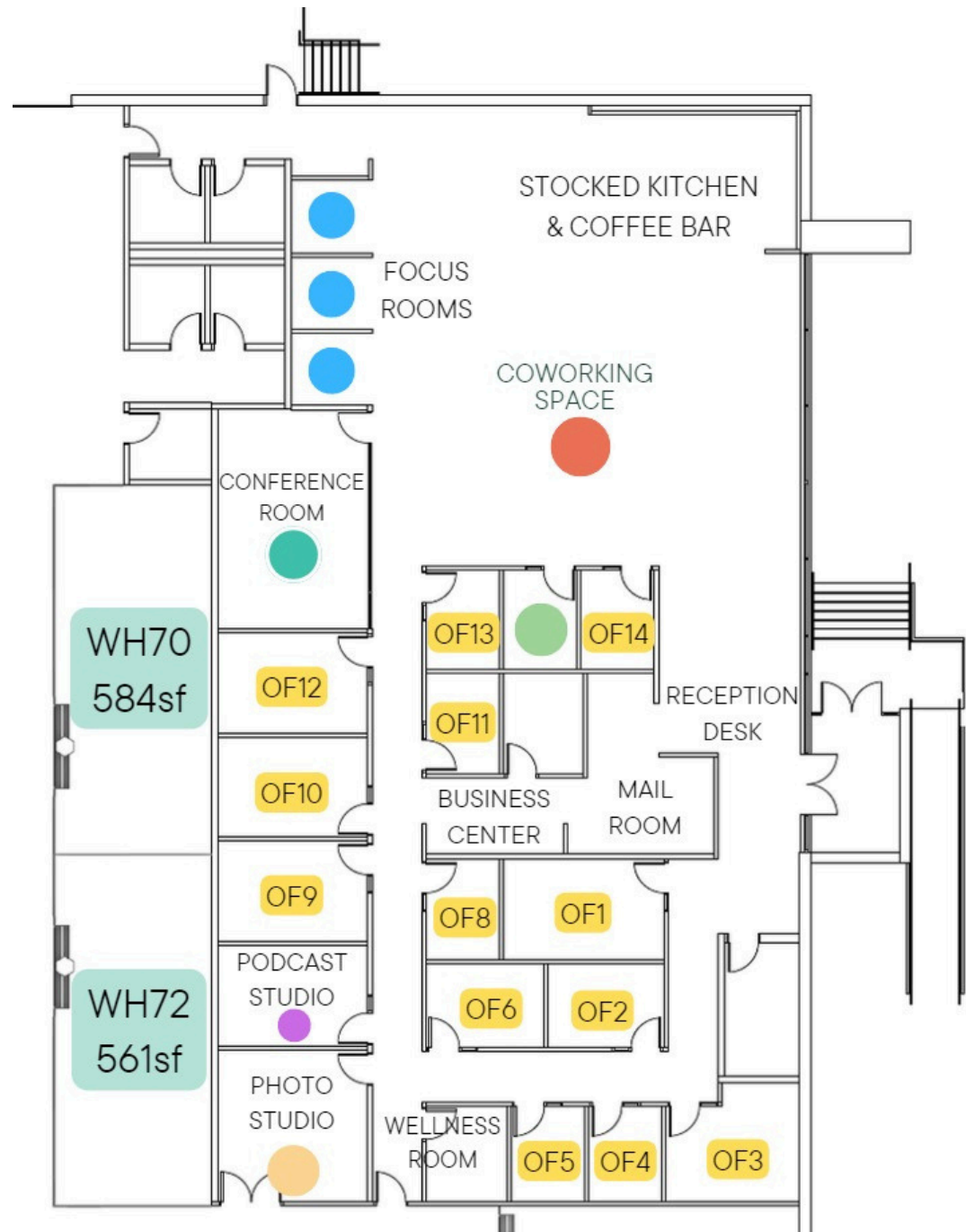
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Offices & Coworking

- OFFICES
- COWORKING DESKS
- CONFERENCE ROOMS
 - Small - Up to 6 people
 - Large - Up to 12 people
- PHOTO STUDIO
- PODCAST STUDIO
- PHONE BOOTH
- FOCUS ROOMS

ALL-INCLUSIVE PRICING

- Free WiFi Mailbox & Mailing Address
- Package Receiving Business Center
- with Copier, Scanner, Printer Mailing
- & Office Supplies Secure Building,
- 24/7 Security Monitoring Common
- Area Janitorial Service Comfortable
- Lounge & Common Areas Stocked
- Kitchen & Coffee Bar Content
- Creation Studios



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What Does Your Warehouse Actually Cost?

OUR PRICING MODEL SAVES TENANTS THOUSANDS OF DOLLARS

Our all inclusive monthly rent covers everything you need to occupy your space, which provides tenants with significant cost savings compared to renting a traditional small bay warehouse unit.

Average Monthly Costs For A 1,000 SF Space	FlexEtc Nashville	Traditional Small Bay/ Flex Warehouse Unit in Nashville
Base Rent (1,000 SF Unit)	\$2,800	\$1,195
NNN expenses (Property Insurance, Property Taxes)	Included	\$479
Building Repairs (Averaged Over the Year)	Included	\$200
Electricity	Included	\$250
Water	Included	\$75
Trash Dumpster	Included	\$150
Gas/Heating	Included	\$100
Fiber Internet & Wifi	Included	\$150
Janitor Cleaning (2x Per Month)	Included	\$300
Warehouse Equipment Lease (Forklift, Pallet Jacks, Push Carts)	Included	\$125
Printing	Included	\$75
Daily Courier Pickup (UPS, Fedex, USPS, DHL)	Included	\$250
AI-Security Software, AI-Protection System, & Full Camera & Security System	Included	\$75
Stocked Kitchen (Coffee, Tea, Snacks)	Included	\$100
Extras: Receptionist, On-site Property Management, & Warehouse Manager	Included	Additional Tenant Cost
Extras: Photography Studio	Included	Additional Tenant Cost
Extras: Beautiful Reception Area, Lounge & Co-Working Area	Included	Additional Tenant Cost
Extras: Conference Rooms & Zoom Booth	Included	Additional Tenant Cost
Total (Monthly)	\$2,800	\$3,524
Total (Annual)	\$33,600	\$42,288



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INTERIOR PHOTOS



WAREHOUSE SPACES FROM 300-2,500+ SF



PRIVATE OFFICES



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INTERIOR PHOTOS



PACKAGE & PALLET RECEIVING SERVICES + PALLET JACKS & CARTS



PHOTO STUDIO



TRUCK HEIGHT LOADING DOCKS & DOCK LEVELERS



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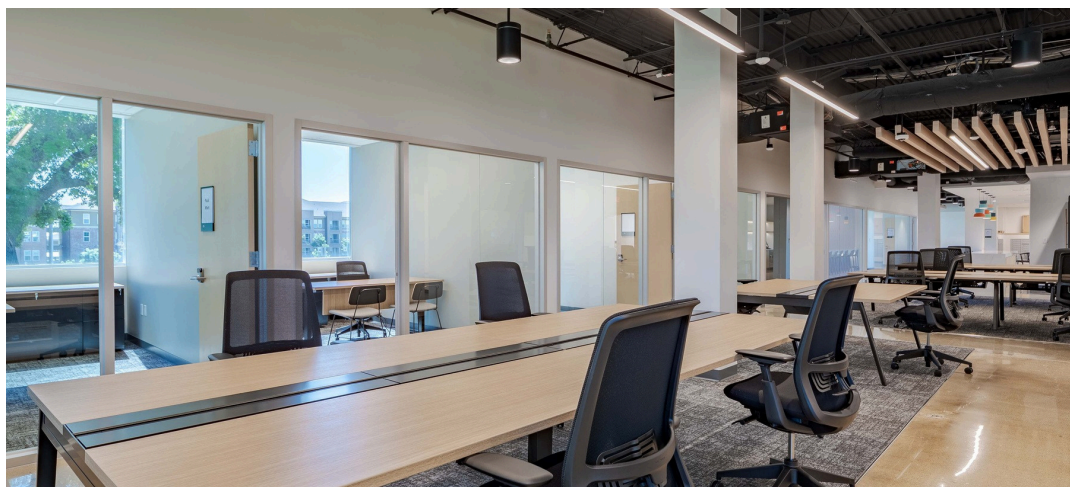
INTERIOR PHOTOS



PODCAST STUDIO



STOCKED KITCHEN & COFFEE BAR



COWORKING DEDICATED DESKS



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Find the perfect space
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