

Flex spaces are an ideal solution for small business owners seeking a versatile, cost-effective workspace. Small bay flex space is typically industrial-like buildings with individual bays ranging between 1,000 and 5,000 Sq Ft.

Small bay flex buildings tend to be incorporated into multi-mix commercial development projects; however, they work in industrial areas, too. Whether used for offices, workshops, or storage, these units are customizable and scalable.

### **BENEFITS OF FLEX SPACE STORAGE**

- Ideal for these types of businesses:
  - Trades and Contractors
  - Light Manufacturing & Fabrication
  - E-Commerce & Warehousing
  - Automotive & Equipment Services
  - Fitness & Recreation: Personal Trainers,
  - CrossFit, Dance Studios, Golf Simulators
  - Creative Studios
  - Professional Services
  - Building Material & Supply Distributors
- Reduce overhead with right-sized units
- Flexible configurations: single or multi-level
- Investor income potential via lease or resale

### **BUILDING DESIGN OPTIONS**

There are several ways that these buildings can be structurally designed. The two main framing options are: structural steel or light-gauge steel.

- Pre-Engineered Metal Buildings (PEMBs) use rigid structural steel frames that can provide a clear span for the interior of the building. This means that there are no interior walls that provide support for the roof structure.
- Light-gauge steel, or Cold-Formed Steel (CFS). This is only an option when the width of the bay or unit is within range to support the roof structure. When this option is available, it cuts the cost of the steel building package down dramatically. However, the walls that are separating the units cannot be moved, as they are load bearing and support the roof. This limits the flexibility to meet tenants' needs but could be an option if the cost of construction is too much to go the other route.

**Forge Building Company is a leader in flex space construction. From design to completion, we'll help bring your business or investment vision to life.**

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