



# NEXT FLEX

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**NEXT FLEX** provides **innovative, adaptable space solutions** tailored to the needs of **businesses, hobbyists, and premier storage users**. Strategically located in the thriving economic hub of **Greenville, NC**, our development combines modern functionality, flexibility, and convenience to support businesses of all sizes.



**MULLARKEY**  
REAL ESTATE GROUP



# GREENVILLE

## PITT COUNTY NORTH CAROLINA

Located in Pitt County, Greenville sits midway between Raleigh and the Outer Banks. Anchored by East Carolina University, Pitt Community College, and the NC Pharmaceutical Services Network, the county has grown into Eastern North Carolina's center for retail, education, healthcare, recreation, and culture.

### Key Industries and Employers

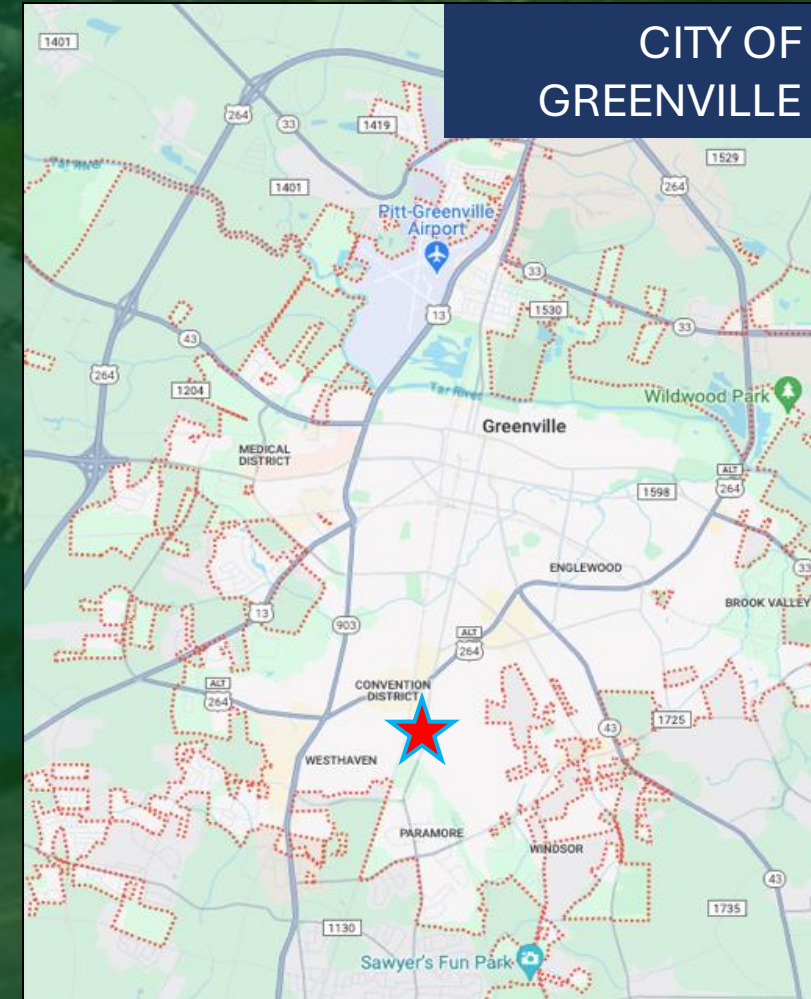
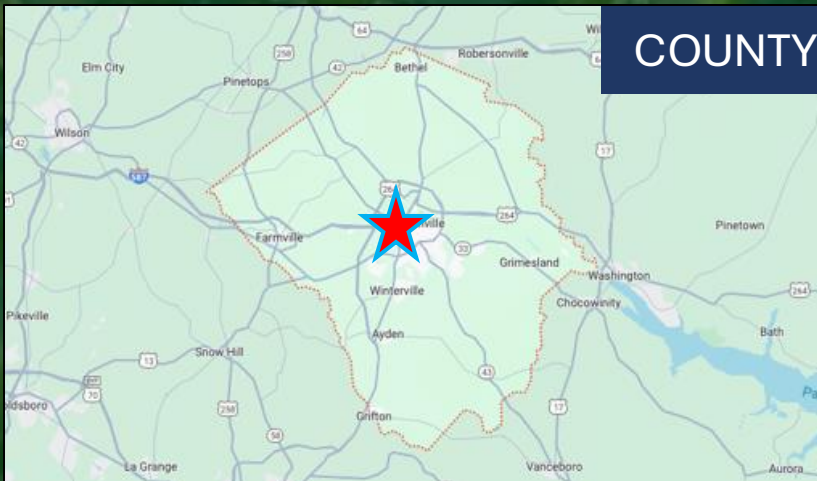
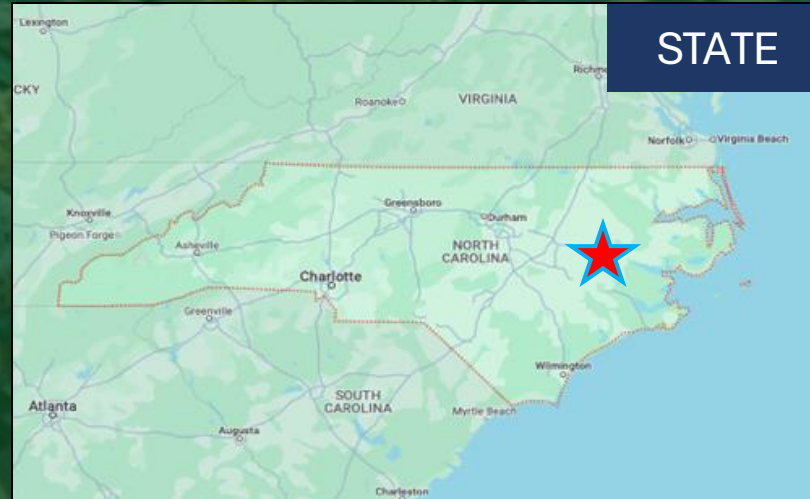
- Grady White Boats
- DSM Dyneema
- Thermo Fisher Scientific
- Mayne Parma

## TOP 10

BEST SMALL PLACES FOR  
BUSINESS & CAREER  
-FORBES

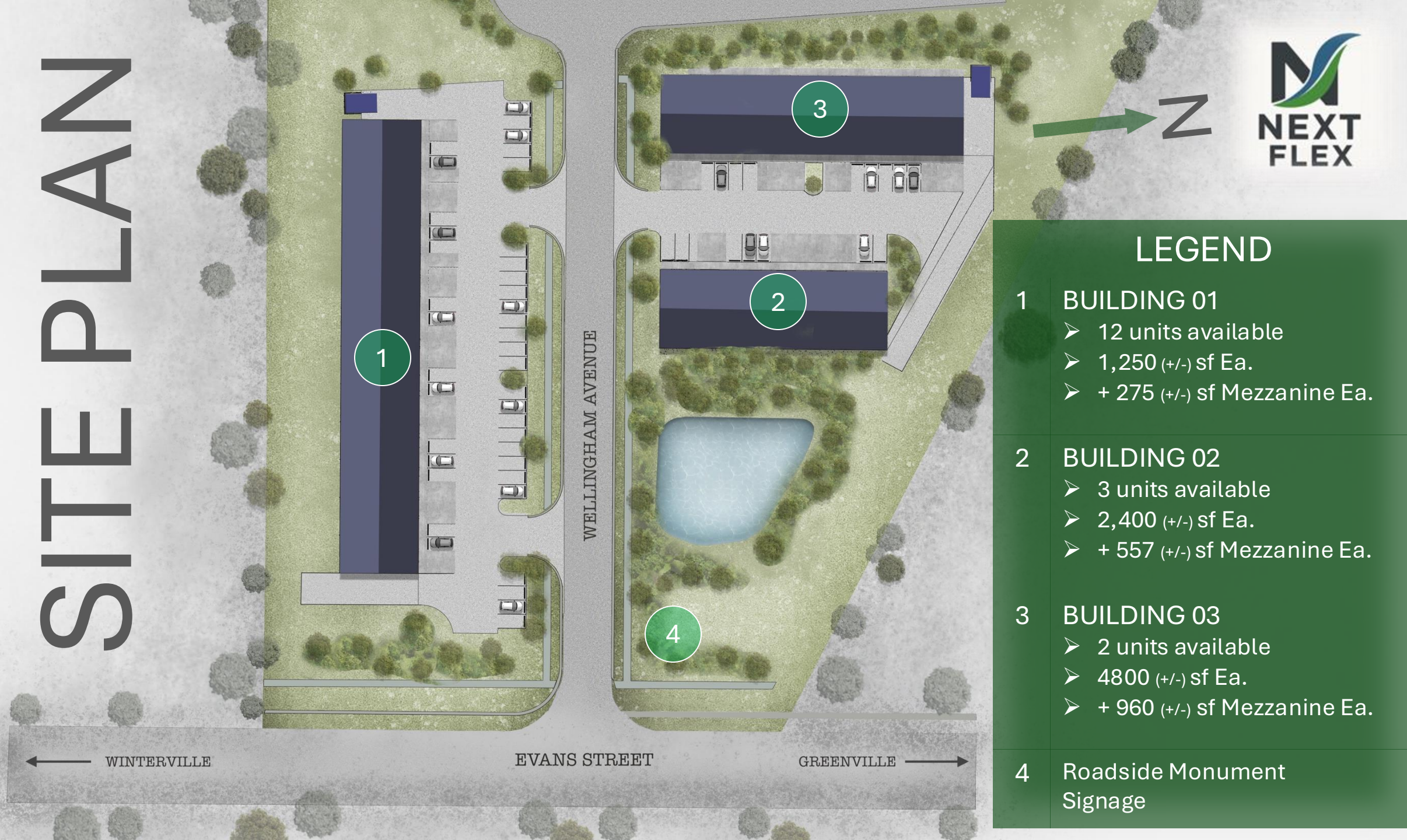
## TOP 25

MID-CITY BUSINESS  
GROWTH & DEVELOPMENT  
-FORBES





# SITE PLAN

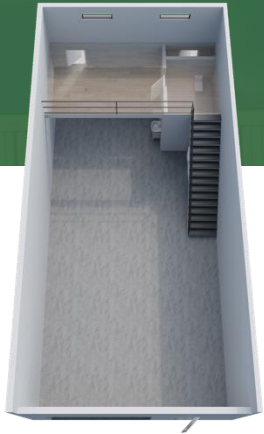


## LEGEND

- |   |   |
|---|---|
| 1 | <b>BUILDING 01</b> <ul style="list-style-type: none"><li>➤ 12 units available</li><li>➤ 1,250 (+/-) sf Ea.</li><li>➤ + 275 (+/-) sf Mezzanine Ea.</li></ul> |
| 2 | <b>BUILDING 02</b> <ul style="list-style-type: none"><li>➤ 3 units available</li><li>➤ 2,400 (+/-) sf Ea.</li><li>➤ + 557 (+/-) sf Mezzanine Ea.</li></ul>  |
| 3 | <b>BUILDING 03</b> <ul style="list-style-type: none"><li>➤ 2 units available</li><li>➤ 4800 (+/-) sf Ea.</li><li>➤ + 960 (+/-) sf Mezzanine Ea.</li></ul>   |
| 4 | <b>Roadside Monument Signage</b>  |

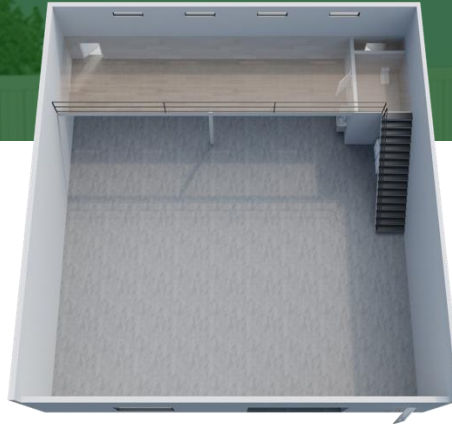


# UNIT SUMMARY



## SINGLE BAY

- +/- 1,250 SF + 275 SF MEZZANINE
- STARTING RENT: \$2,000/ MONTH\*
- ▷ **FEATURES:**
  - FULLY CONDITIONED
  - PRIVATE LAVATORY
  - (1) 12X14 COMMERCIAL ROLL-UP DOOR
  - WASHER/DRYER CONNECTIONS
  - UTILITY SINK



## DOUBLE BAY

- +/- 2,400 SF + 557 SF MEZZANINE
- STARTING RENT: \$3,600/ MONTH\*
- ▷ **FEATURES:**
  - FULLY CONDITIONED
  - PRIVATE LAVATORY
  - (1) 12X14 COMMERCIAL ROLL-UP DOOR
  - WASHER/DRYER CONNECTIONS
  - UTILITY SINK



## QUAD BAY

- +/- 4,800 SF + 960 SF MEZZANINE
- STARTING RENT: \$6,500/ MONTH\*
- ▷ **FEATURES:**
  - FULLY CONDITIONED
  - PRIVATE LAVATORY
  - (2) 12X14 COMMERCIAL ROLL-UP DOOR
  - WASHER/DRYER CONNECTIONS
  - UTILITY SINK

\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.



# SINGLE BAY SPACE

(+/-) 1,250 SF  
+ 275 SF MEZZANINE

STARTING RENT: \$2,000 / MONTH\*

**FEATURES:**

FULLY CONDITIONED

PRIVATE LAVATORY

(1) 12X14 COMMERCIAL ROLL-UP DOOR

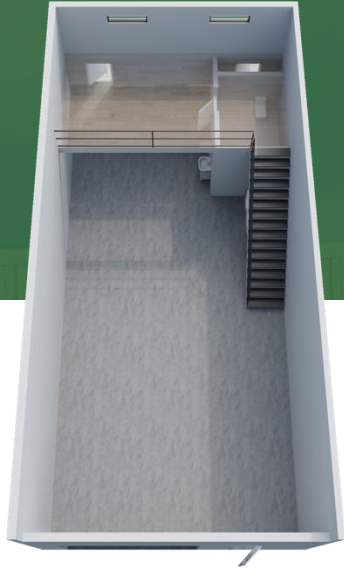
WASHER/DRYER CONNECTIONS

UTILITY SINK



\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.





# SINGLE BAY

(+/-) 1,250 sf  
+ 275 sf Mezzanine

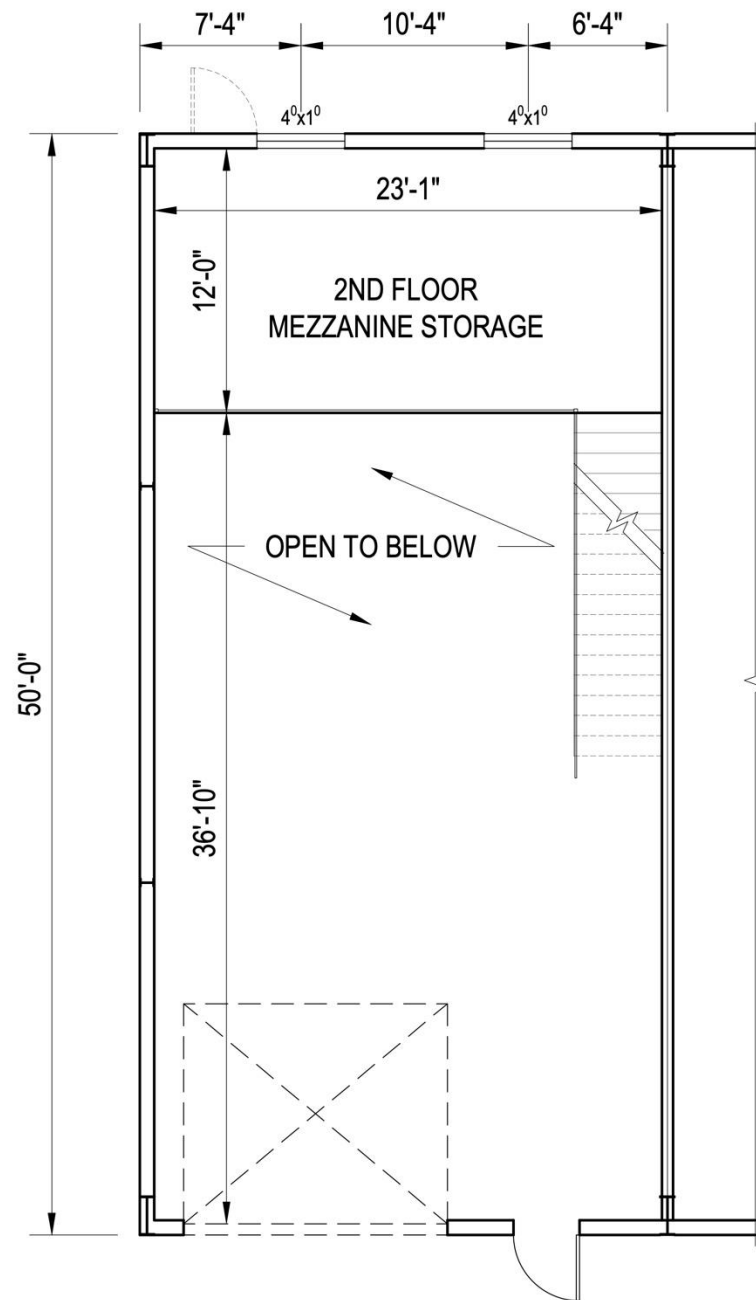
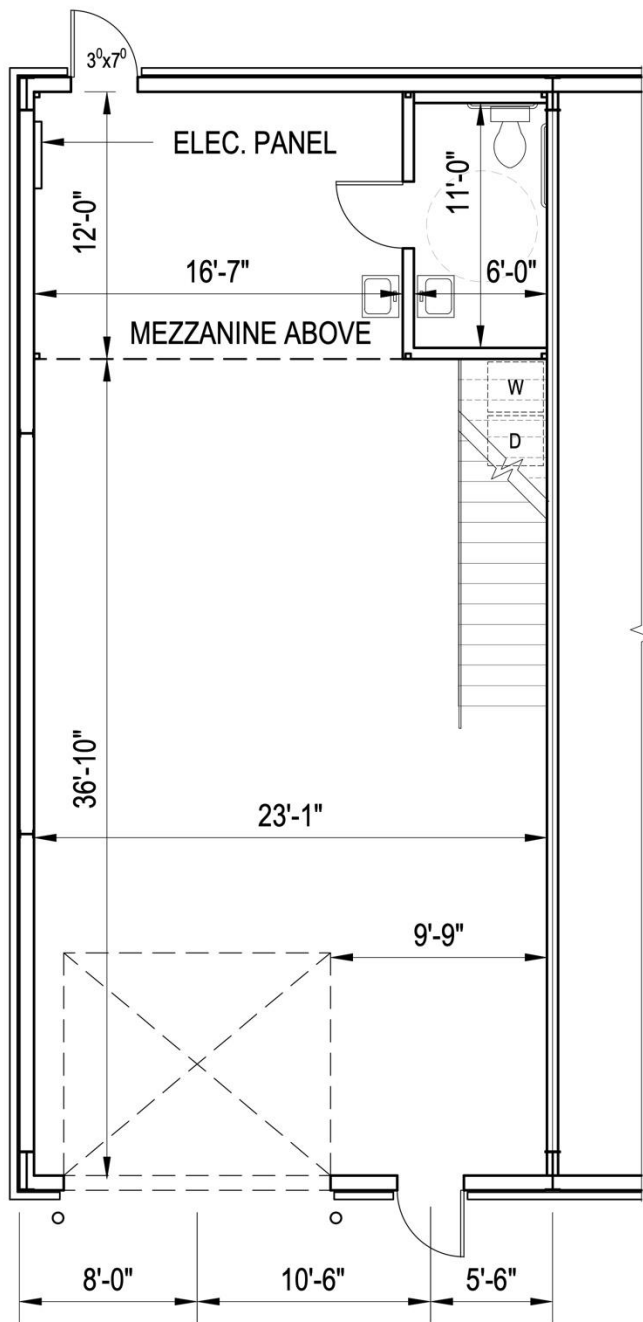
Perfect for small businesses, startups, hobbyists, and specialized operations, our Single Bay Units provide **1,250 sq. ft. of fully conditioned workspace**. Each unit is designed for efficiency, featuring a **steel mezzanine** that accommodates 1–3 office users while preserving storage and operational space.

## SINGLE BAY

- +/- 1,250 SF + 275 SF MEZZANINE
- STARTING RENT: \$2,000 / MONTH\*
- ▷ **FEATURES:**
  - FULLY CONDITIONED
  - PRIVATE LAVATORY
  - (1) 12X14 COMMERCIAL ROLL-UP DOOR
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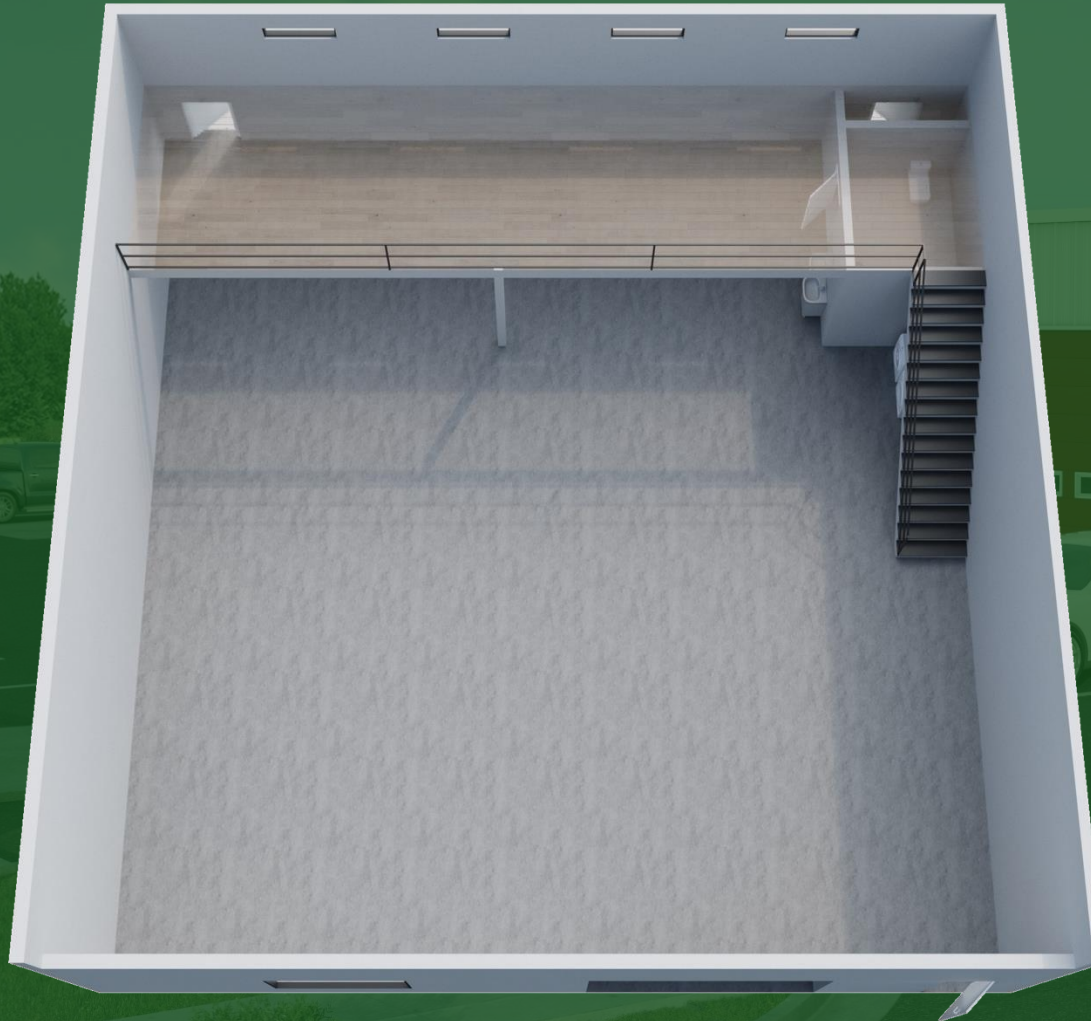


\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.



# SINGLE BAY FLOOR PLAN





# DOUBLE BAY SPACE

(+/-) 2,400 sf  
+ 557 sf Mezzanine

STARTING RENT: \$3,600 / MONTH\*

**FEATURES:**

FULLY CONDITIONED

PRIVATE LAVATORY

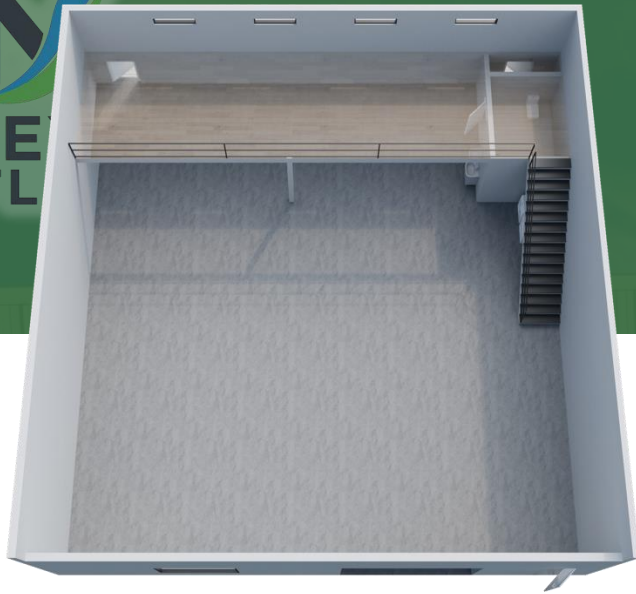
(1) 12X14 COMMERCIAL ROLL-UP DOOR

WASHER/DRYER CONNECTIONS

UTILITY SINK

\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.





# DOUBLE BAY

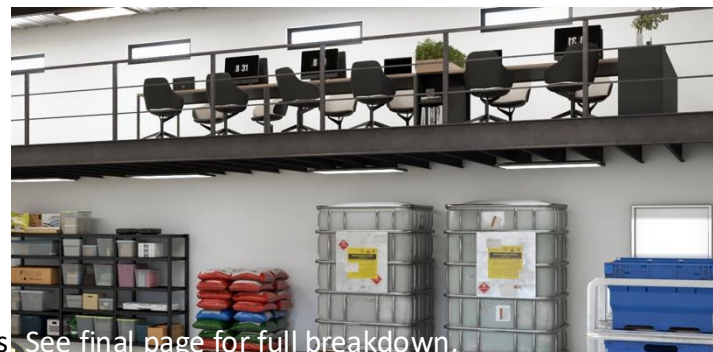
(+/-) 2,400 SF

+ 575 SF MEZZANINE

For businesses ready to expand, our **Double Bay Units** offer **2,400 sq. ft.** of spacious, fully conditioned workspace. Featuring a **large steel mezzanine**, these units double the capacity of our single bays while maintaining the same thoughtful amenities.

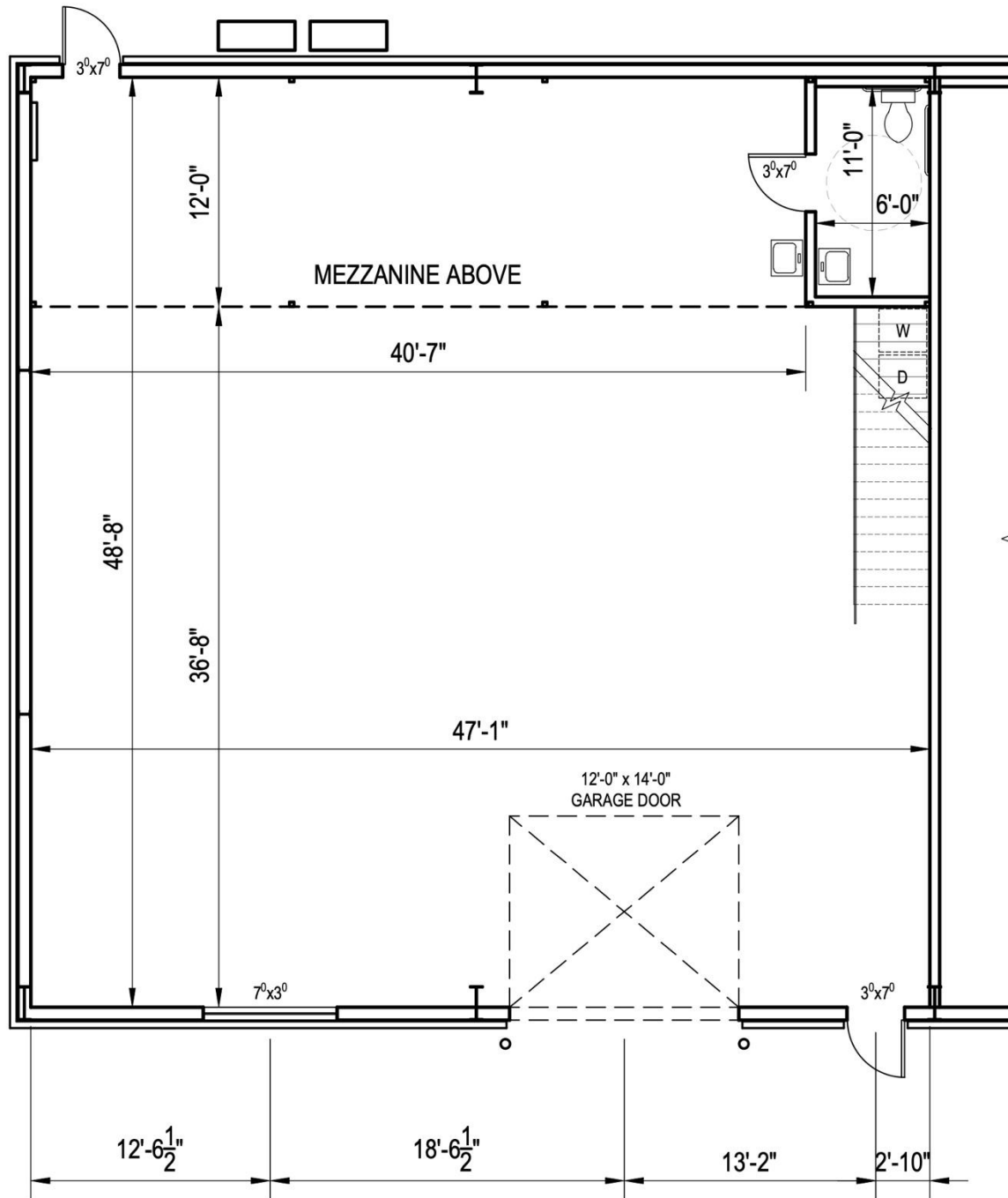
## DOUBLE BAY

- (+/-) 2,400 SF + 575 SF MEZZANINE
- STARTING RENT: \$3,600 / MONTH\*
- ▷ **FEATURES:**
  - FULLY CONDITIONED
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  - (1) 12X14 COMMERCIAL ROLL-UP DOOR
  - WASHER/DRYER CONNECTIONS
  - UTILITY SINK



\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.





# DOUBLE BAY FLOOR PLAN





# QUAD BAY SPACE

(+/-) 4,800 sf  
+ 960 sf Mezzanine

STARTING RENT: \$6,500 / MONTH\*

## FEATURES:

FULLY CONDITIONED

(2) PRIVATE LAVATORIES

(2) 12X14 COMMERCIAL ROLL-UP DOORS

WASHER/DRYER CONNECTIONS

UTILITY SINK

\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.



# QUAD BAY

(+/-) 4,800 SF

+ 960 sf Mezzanine

Our **Quad Bay** Units are the flagship spaces at Wellingham Business Commons, delivering **4,800 sq. ft.** of premium workspace built for businesses with serious operational needs. With room to support larger teams, equipment, and heavy-duty workflows, these units combine **scale, flexibility, and location** advantages—giving your business the foundation to **grow and perform** at its best.

## QUAD BAY

- +/- 4,800 SF + 960 SF MEZZANINE

- STARTING RENT: \$6,500 / MONTH\*

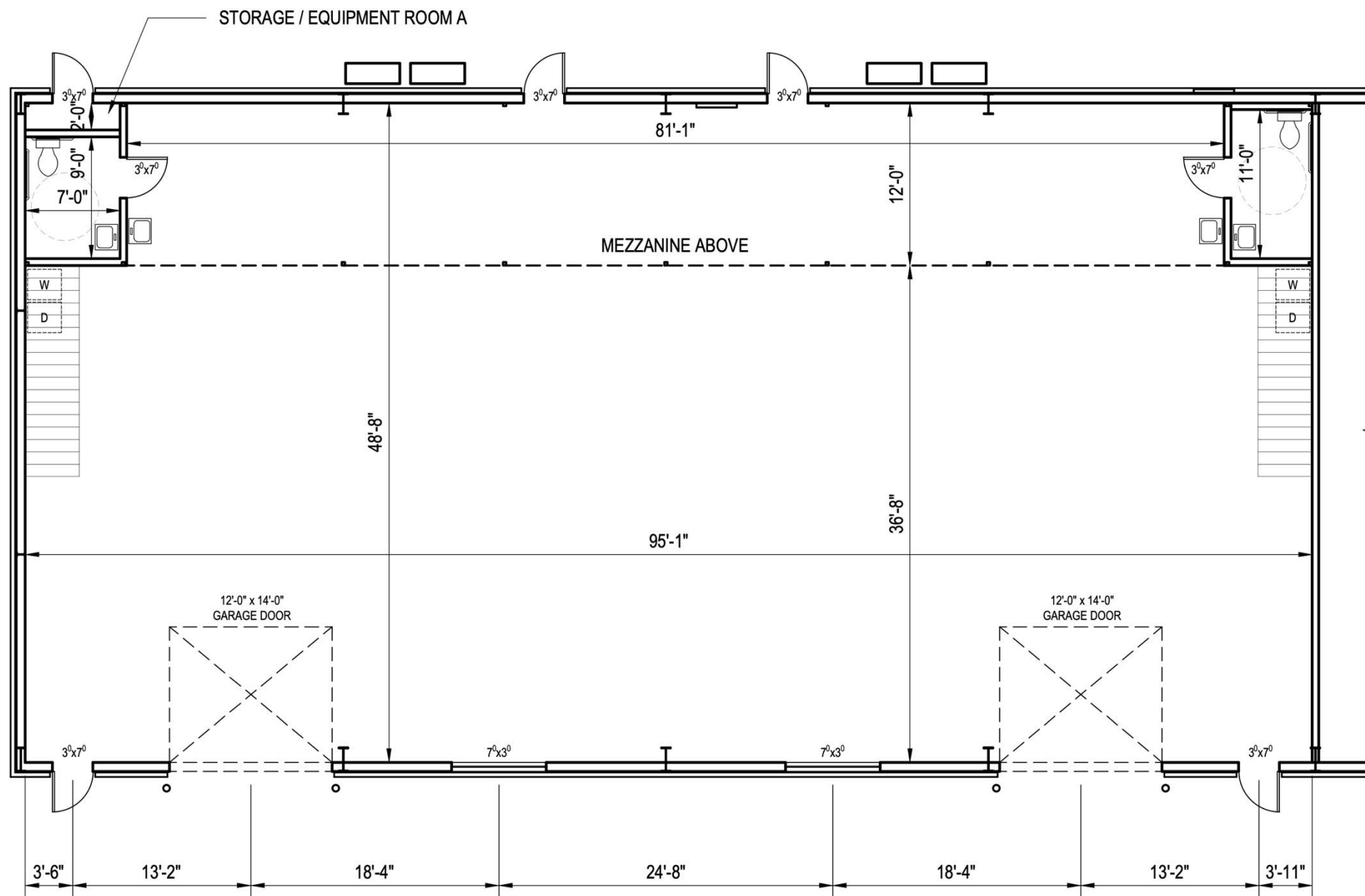
### FEATURES:

- FULLY CONDITIONED
- (2) PRIVATE LAVATORIES
- (2) 12X14 COMMERCIAL ROLL-UP DOOR
- WASHER/DRYER CONNECTIONS
- UTILITY SINK

\*Total monthly rent includes Base Rent and TICAM charges. See final page for full breakdown.







# QUAD BAY FLOOR PLAN



# Rental Structure

Base Rent + TICAM Expenses



Unit Type	Unit Size	Base Rent /SF/Yr.	Base Rent /Month.	TICAM /SF/Yr.	TICAM /Month	Total Rent /Month
Single Bay	1,250 sf	\$14.40	\$1,500	\$4.00	\$500	<b>\$2,000</b>
Double Bay	2,400 sf	\$14.00	\$2,800	\$4.00	\$800	<b>\$3,600</b>
Quad Bay	4,800 sf	\$12.00	\$4,900	\$4.00	\$1,600	<b>\$6,400</b>

*TICAM = Taxes, Insurance, and Common Area Maintenance. Charges are estimated and subject to annual adjustment.*





EXCLUSIVLY PRESENTED BY

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