

CAMPOS

COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE

+ ELECTRICAL BUSINESS

4450 E 10TH COURT
HIALEAH, FLORIDA 33013

\$2,700,000

ASKING PRICE

SELLER FINANCING AVAILABLE

REAL ESTATE | OPERATING BUSINESS | EQUIPMENT

CONFIDENTIAL OFFERING MEMORANDUM

4450 E 10TH CT | 01

— THE OPPORTUNITY

ONE ACQUISITION. THREE VALUE DRIVERS

Acquire the fee-simple industrial property, an established electrical contracting platform, and a substantial operating equipment package in a single transaction.

\$2.7M

ASKING PRICE

6,160 SF

BUILDING AREA

27 FT

CLEAR HEIGHT

40+ YRS

BUSINESS HISTORY



EXECUTIVE SUMMARY

- Approx. 8,000 SF industrial lot in an established East Hialeah trade corridor.
- Warehouse, offices, mezzanine, loading access, building improvements, and utility infrastructure.
- Operating electrical contractor with trained staff, vehicles, tools, inventory, and customer relationships.
- Seller financing available to a qualified buyer, with final structure subject to negotiation.

POSITIONED FOR AN EXPERIENCED OPERATOR

The seller has deliberately reduced the scale of the business as he approaches retirement. The current operating results should be viewed in that context. The strategic opportunity is for an electrical contractor, entrepreneur, or trade-services platform capable of reactivating the company's historical capacity, relationships, and incoming bid opportunities.



THE REAL ESTATE

PURPOSE-BUILT INDUSTRIAL BASE FOR DAY-ONE OPERATIONS

PROPERTY SPECIFICATIONS

BUILDING AREA	Approx. 6,160 SF
LOT AREA	Approx. 8,000 SF
CLEAR HEIGHT	Approx. 27 feet
MEZZANINE	Approx. 700 SF steel
CONSTRUCTION	Concrete block
YEAR BUILT	1964
FOLIO	04-3105-001-3670

FUNCTIONAL FEATURES

- 14-foot loading-dock access
- 14-foot grade-level roll-up door with ramp
- Six private offices plus reception, conference, file room, and lounge
- 3-phase, 240V, 200-amp electrical service
- New Twin-T roof system and PVC plumbing
- Newer 5-ton air-conditioning system
- Current 40-year recertification
- Security system and no HOA restrictions

INDUSTRIAL / LIGHT MANUFACTURING

One-story owner-user facility with warehouse, office, loading, storage, and vertical capacity.

THE OPERATING BUSINESS

40+ YEARS OF OPERATING HISTORY AND MARKET RELATIONSHIPS

PLATFORM ACQUISITION

The electrical contracting business has operated for more than four decades. At its prior scale, the company employed approximately 50 people. The 81-year-old owner has intentionally reduced the operation to five employees and is no longer pursuing many large projects as he prepares to retire.

RELATIONSHIPS + PIPELINE

Seller reports current or recurring opportunities involving municipal and county clients, PortMiami, major television stations, and prominent residential projects. All contracts, customer relationships, and bid opportunities are subject to buyer verification and transferability review.

CURRENT OPERATING CONTEXT

The business is presently operating at approximately break-even on paper after the owner's deliberate reduction in workforce and project volume. This is an expansion opportunity for a capable operator, not a passive cash-flow acquisition based solely on current earnings.

BEST-FIT BUYER

An experienced electrical contractor, trade-services entrepreneur, strategic acquirer, or operating partner with the management capacity to pursue larger bids and scale the team.

— INCLUDED IN THE OFFERING

A TURNKEY OPERATING PLATFORM

The offering combines the operational base, team, vehicles, equipment, and accumulated business goodwill needed for a qualified buyer to pursue a rapid transition.

REAL ESTATE

Fee-simple industrial warehouse and office facility, loading access, mezzanine, utilities, building systems, and security infrastructure.

OPERATING COMPANY

More than 40 years of history, current trained staff, brand goodwill, customer relationships, and project pipeline, subject to due diligence and transfer approvals.

FLEET + EQUIPMENT

Two bucket trucks, three equipped company vans, forklift, 200-lb air compressor, pipe bender, hydraulic trailer, tools, and related field equipment.

FIXTURES + INVENTORY

Office furniture, fixtures, seven-camera IP security system, shop storage, tools, and inventory. Seller-represented equipment package value exceeds \$300,000.

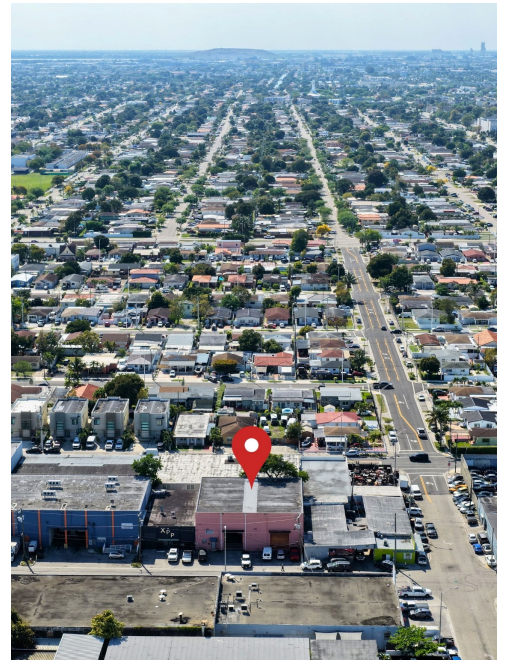
IMPORTANT TRANSFER CONSIDERATIONS

- Final inventory, vehicle titles, equipment condition, and included assets to be confirmed during due diligence.
- Licenses, permits, contracts, customer accounts, and public-sector opportunities may require consent, qualification, or rebidding.
- Seller transition support and employee continuation to be documented in definitive agreements.

LOCATION

EAST HIALEAH INDUSTRIAL CORRIDOR

A central Miami-Dade operating base surrounded by industrial users, trade contractors, service businesses, freight infrastructure, and a deep labor pool.



LOCATION ADVANTAGES

- Established industrial and service-business environment
- Central reach across Miami-Dade customer markets
- Proximity to regional rail and freight infrastructure
- Owner-user identity and permanent operating base
- Strong access for field crews, service vehicles, and equipment
- Dense surrounding base of skilled trades and suppliers

— TRANSACTION OVERVIEW

STRUCTURED FOR A QUALIFIED OPERATOR

\$2,700,000

COMBINED ASKING PRICE

SELLER FINANCING AVAILABLE

Seller financing may be available to a financially qualified buyer. Down payment, interest rate, amortization, term, collateral, guarantees, and all other credit terms are subject to seller approval and definitive documentation.

RECOMMENDED BUYER PROCESS

1 CONFIDENTIALITY

Execute NDA and agree not to contact employees, customers, or vendors without authorization.

2 QUALIFICATION

Provide buyer background, proof of funds, operating experience, and financing expectations.

3 MANAGEMENT CALL

Meet with the seller to discuss the business, transition needs, and strategic fit.

4 SITE + RECORDS

Tour the facility and review financials, contracts, equipment, inventory, and compliance records.

5 LETTER OF INTENT

Submit price, structure, financing terms, diligence period, and anticipated closing timeline.

6 DUE DILIGENCE

Complete legal, financial, operational, property, licensing, and transferability review.

CONFIDENTIALITY NOTICE

Do not visit the property or contact the business, employees, customers, vendors, or governmental clients without prior written authorization from Campos Commercial Real Estate.

REQUEST ACCESS TO THE

CONFIDENTIAL DEAL ROOM

Qualified buyers may request additional financial, operational, equipment, and transaction information after completing the confidentiality and qualification process.

FRANCISCO CAMPOS

BROKER | CAMPOS COMMERCIAL REAL ESTATE

786-805-7408

camposcommercial@gmail.com

camposcommercial.com

4450 E 10TH COURT | HIALEAH, FL 33013

\$2,700,000 | SELLER FINANCING AVAILABLE

DISCLAIMER: This Offering Memorandum is for discussion purposes only and does not constitute an offer, contract, warranty, or representation. Information has been obtained from the seller, MLS A12009094, Miami-Dade County public records, and other sources believed reliable, but has not been independently verified. Building dimensions, clear height, improvements, equipment values, financial performance, contracts, customer relationships, licenses, and transferability must be independently investigated by each prospective buyer. The business is being marketed based on its real estate, operating platform, history, assets, and potential; no representation is made regarding future revenue or profitability. Seller may modify or withdraw the offering at any time and may reject any proposal. Buyers should consult their own legal, tax, financial, engineering, environmental, licensing, and other professional advisors.