Established Plastic Injection Molding Business & Industrial Real Estate

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TDG COMMERCIAL

TURNKEY MANUFACTURING • STAFF IN PLACE • ±5 ACRES WITH EXPANSION LAND

CONFIDENTIALITY & DISCLAIMER

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ACQUISITION SUMMARY

Sale Price: $3,250,000

Sale Type: Business + Real Estate

SDE: Approx. $500,000 (3-yr avg)

Business Founded: 1988

Parcel Size: ±5 Acres

Equipment Included: Yes

ACQUISITION SUMMARY

This offering is an established custom plastic injection molding operation, founded in 1988 and offered together with the real estate that houses it and the equipment that runs it. The business has operated continuously from its Gratiot Avenue facility in New Haven, serving a diversified base of lighting, government, marine, and automotive customers.

Earnings run at approximately $500,000 in Seller's Discretionary Earnings, averaged over the last three years. Complete financial statements are provided to qualified buyers upon receipt of a signed NDA.

Ownership is retiring after nearly four decades of operation, and the business is built to transfer. The owners have operated remotely for years, and existing personnel have expressed an interest in remaining through a transition. A buyer may retain the current team through that transition or bring in their own leadership.

The facility occupies the front portion of a ±5 acre site with open acreage behind the building, creating the opportunity to expand or redevelop with the additional land included, subject to zoning, municipal approvals, and buyer due diligence.

Investment Highlights:

- **Established Operation:** Custom plastic injection molding, founded 1988, in continuous operation since.
- **Earnings Profile:** Approximately $500,000 SDE, averaged over the last three years.
- **Absentee Structure:** Ownership has operated the business remotely for years.
- **Team in Place:** Existing personnel have expressed an interest in remaining through a transition.
- **Diversified Customer Base:** Lighting pole, government vehicle, marine, and automotive end markets.
- **Reason for Sale:** Ownership is retiring after nearly four decades of operation.
- **Real Estate Included:** Meticulously maintained 21,487 sf facility and ±5 acres convey with the business.
- **Expansion Capacity:** Additional acreage available to expand or redevelop, subject to zoning and approvals.

Highlights

Why It Transfers Cleanly

- Runs without its owner today, and has for years
- Existing personnel have expressed an interest in remaining through a transition
- Supported by an established team, not a single key person
- Nearly four decades of continuous operation
- Retirement sale, not a distressed sale

Optionality for the Buyer

- Potential to retain the existing team or bring your own
- Own the real estate rather than lease it
- Expand the facility onto the open acreage, subject to approvals
- Split off and develop the balance of the site, subject to approvals
- Acquire exposure to diversified end markets

ABOUT THE COMPANY

At a Glance

- **Founded:** 1988, with nearly four decades of continuous operation in New Haven, Michigan.
- **Core Service:** Custom plastic injection molding with product and tool design.
- **Capabilities:** Precision CNC machining, in-house quality inspection, custom colors and configurations.
- **Industries Served:** Lighting poles, government and military vehicles, marinas, and automotive.
- **Quality Practices:** In-house parts inspection and quality control.
- **Reputation:** Well known and established across its markets, with no reliance on walk-in visibility.

Company Bio

The company is an established manufacturer of custom plastic injection molded parts, founded in 1988 and operating from its New Haven, Michigan facility since. Its services span custom plastic injection molding, plastic product and tool design, precision CNC machining, and in-house quality inspection.

The company built its name in the lighting pole industry, producing components such as base covers, hand hole covers, pole caps, and transformer covers, and manufactures parts for government and military vehicles, marinas, and the automotive industry. Most products can be produced in custom colors and configurations to customer specifications, supporting long-standing relationships across all four end markets.

Why This Business Wins

- **Runs Without Its Owner:** Ownership has operated remotely for years and the business has kept performing, so a buyer is not purchasing a job unless they want one.
- **Transition Support:** Existing personnel have expressed an interest in remaining through a transition, easing the hardest problem in any acquisition, which is hiring.
- **Team Depth:** Production is supported by an established team rather than a single operator.
- **A Planned Exit:** Ownership is retiring after nearly four decades. Buyers ask whether a business for sale is struggling; this one is not, and the reason for sale answers that question directly.
- **Own, Expand, or Develop:** The buyer owns the real estate rather than leasing it, and can expand onto the open acreage or improve the balance of the site over time, subject to zoning, approvals, and buyer due diligence.
- **Diversified Exposure:** One acquisition delivers customer relationships across four end markets.

COMPANY PRODUCT DIVERSITY

The company positions itself as an industry leader in manufacturing plastic parts, with services spanning precision CNC machining, plastic injection molding, and quality inspection. It supplies the lighting pole industry, government and military vehicles, marinas, and the automotive industry.

The company's stated mission is to continually provide cost-effective solutions for its customers' needs in dynamic industries, bringing experience, innovation, and flexibility within its core competency areas. Most products can be produced in custom colors to customer specification.

Product Diversity

Products:

- Plastic light pole base covers
- Plastic transformer doors
- Plastic push pins
- Plastic pole caps
- Plastic nut covers

Services:

- Custom plastic injection molding
- Plastic product design (CAD)
- Plastic injection mold tool design
- Rapid prototyping
- Production tooling
- Finished plastic parts
- Parts inspection

A Track Record of Success

This is not a turnaround. The business has run profitably under remote ownership, holding approximately $500,000 in Seller's Discretionary Earnings averaged over the last three years while the owners managed from out of state. Customer relationships span decades rather than quarters, and the work is spread across four end markets so no single industry carries the operation.

- **Consistent Earnings:** Approximately $500,000 SDE held as a three-year average, not a single peak year.
- **Proven Under Absentee Ownership:** These results were produced with the owners managing remotely, leaving room for an on-site operator to improve them.
- **Durable Relationships:** Long-standing customers built over nearly four decades across all four end markets.
- **Diversified Demand:** Lighting, government, marine, and automotive work balance each other across cycles.
- **Team Continuity:** The people who produced these results have expressed an interest in remaining through a transition.

OPPORTUNITY OVERVIEW

THE BUSINESS

Step Into Cash Flow: Approximately $500,000 SDE with the team, equipment, and customer base in place.

Absentee or Operator: Continue the remote management model, or step in and capture management economics.

Retention Advantage: Existing personnel have expressed an interest in remaining through a transition, easing the hiring risk buyers face everywhere.

Grow the Book: Four established end markets support new customers without reinventing the operation.

Clean Story: A planned retirement exit from a performing business, not a distressed sale.

REAL ESTATE

Real Assets Underneath: The 21,487 sf facility, ±5 acres, and seller-owned equipment convey, giving the earnings a tangible base.

Expand the Plant: Open acreage behind the building supports facility expansion as volume grows, subject to zoning and approvals.

Redevelop the Balance: Additional land can be improved or repurposed over time, subject to zoning, approvals, and buyer due diligence.

Corridor Position: Gratiot Avenue frontage in northern Macomb County, with quick reach to I-94 for materials and freight.

Discreet Transition: No exterior building signage supports a quiet change of ownership.

ADDITIONAL DETAILS

BUYER PROFILES

Private Equity and Search Funds: An absentee-run operation with approximately $500,000 SDE, personnel open to remaining through a transition, and diversified end markets fits the criteria of funds seeking durable small-cap manufacturing cash flow. The included real estate adds an asset base and optionality at exit.

Local Investor Operators: Hold the business as a managed investment, work with the existing team through the transition, and add value through closer operational attention than a remote owner can give.

Owner Operators in the Trade: For a molder, machinist, or manufacturing manager ready to own, an established team and running processes lower the barrier of a first acquisition. This is stepping into a running plant, not building one.

Strategic Buyers in Adjacent Manufacturing: Plastics and precision manufacturers gain capacity, decades of customer relationships, and a Gratiot corridor site with room to consolidate additional lines onto the property.

EQUIPMENT & OPERATIONS

Equipment
Seller-owned machinery and equipment are included in the sale. The detailed equipment list and tooling information are available to qualified buyers after a signed NDA.

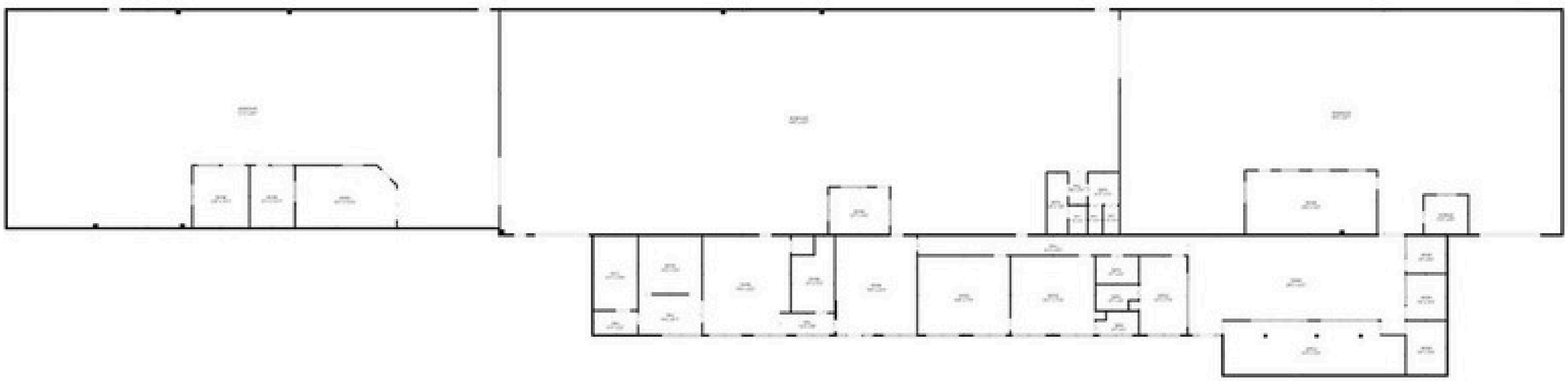
Operations:

- **Remote Management:** Systems and staffing support off-site ownership; the operation has run this way for years.
- **Quality Control:** Inspection and quality processes performed in-house.
- **Included in Sale:** Seller-owned machinery, tooling, and equipment convey with the business and real estate.
- **Detailed Schedule:** Complete equipment and tooling list provided upon receipt of a signed NDA.

PHOTOS - AERIAL

PHOTOS - INTERIOR

PHOTOS - FLOOR PLAN



Further detail on the business and its financials, including the company name, financial statements, employee and management information, and the complete equipment and tooling list, is available to qualified buyers upon receipt of a signed Non-Disclosure Agreement. Contact the listing agent to request the NDA.

Contact Us

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