

RECURRING FLEET REVENUE • STEADY CASH FLOW • 22k Traffic • 1.2 Miles to I-75

COMBINED OPPORTUNITY

Truck Repair Facility

+

9,210 SF Crane-Served Commercial Real Estate on 2.6 Acres

Oakland County, Michigan • GM Orion / I-75 Corridor

The 10-Mile Fleet Hub



Boulevard-fronted, crane-served Truck Repair Facility on 2.6 acres

COMBINED ASKING

\$3,499,999

Business \$753K + RE \$2.75M - \$3K discount

2025 SDE

\$240,664

+30% YoY | \$213,712K 3-yr avg

FACILITY

9,210 SF / 2.6 AC

6 bays • 7.5-ton crane

THE 10-MILE FLEET HUB THESIS

The subject property sits at the geographic centroid of one of the densest Class 4-8 truck-fleet markets in the Great Lakes region. Within 10 miles: **GM Orion Assembly (\$4B reinvestment)**, **Stellantis HQ/Tech Center**, 12+ Tier-1 automotive suppliers, 6 national LTL terminals (FedEx, UPS, Penske, Ryder, XPO, Saia, Schneider), 2 investor-grade utility fleets (DTE, Consumers), 4+ waste operators (GFL, WM, Priority, Republic), plus last-mile retail, municipal, school-bus, transit, construction, aggregate, and tanker fleets. Thousands of Class 4-8 vehicles inside the radius.

THE CRANE-SERVED FACILITY

The gold standard for Truck Repair in the Great Lakes market



7.5-ton overhead bridge crane (29'6" span, installed 2015) spanning Bays 4 & 5

BUILDING & CRANE HIGHLIGHTS

- ▶ 9,210 SF Truck Repair Facility on 2.6 acres (excess land for expansion)
- ▶ 7.5-ton Craneworks overhead bridge crane installed 2015; 29'6" free-standing span — enables full powertrain swaps, transmission/engine pulls, and industrial-scale Truck Repair most shops cannot perform
- ▶ 4 double-depth service bays approximately 70' deep with 14' overhead doors and 2 standard bays with 10' × 10' doors
- ▶ Rear shop full 2015 structural remodel — reinforced footings and columns engineered to support the crane load; stamped architectural and structural drawings on file (Craneworks & Craneworks drawing sets archived)
- ▶ Heated shop; compressed-air network plumbed throughout
- ▶ Truck alignment machine (Hunter front-end alignment) — rare capability in the submarket
- ▶ Fortress-quality build: the structural integrity required to support a 7.5-ton load would be cost-prohibitive to replicate in today's construction market

SERVICE BAYS & WORKSPACES

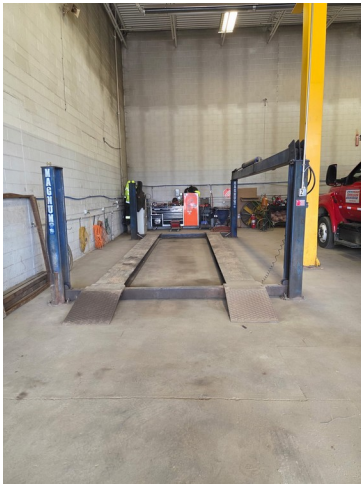
Six production-ready bays plus rear shop



Bay 1



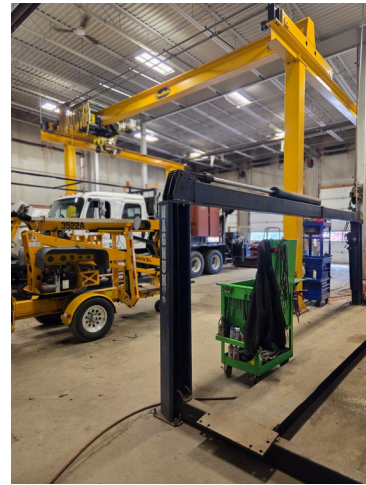
Bays 1 & 2 with Alignment Machine



Bay 3 - Double Bay-10k Lift



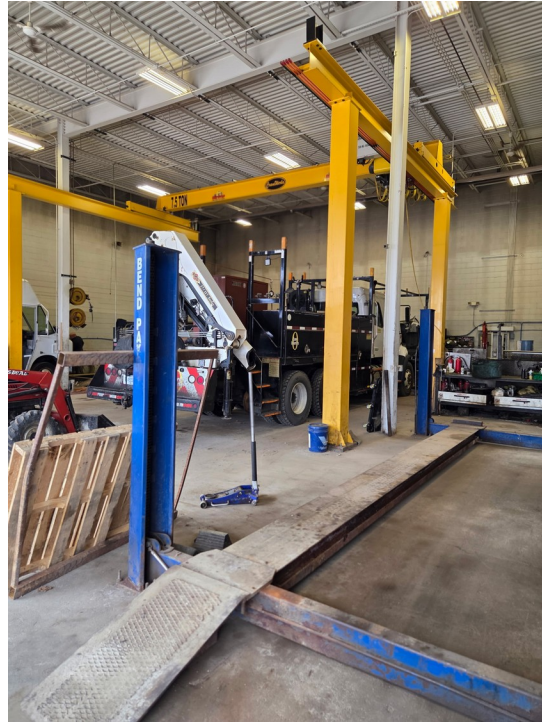
Bay 6 - Double Bay-10k Lift



Rear Shop



Rear Shop Workspace



Rear shop — crane overhead

SHOP INFRASTRUCTURE

- ▶ Hunter front-end alignment machine — high-margin service line; limited competition within 10-mile radius
- ▶ Ingersoll Rand air compressor — commercial-grade, plumbed throughout shop
- ▶ Bulk oil system plumbed throughout the shop with digital metered hose reels (multiple bays)
- ▶ Jack stands, heavy-duty jacks, transmission jacks, creepers, shop tools
- ▶ Fully shelved parts inventory with slatwall accessories; ~\$5K parts & shop supplies included
- ▶ Two 10,000 LB Bend Pak lifts

CUSTOMER-FACING & OFFICE SPACES

Turnkey showroom, counter, and back-office systems



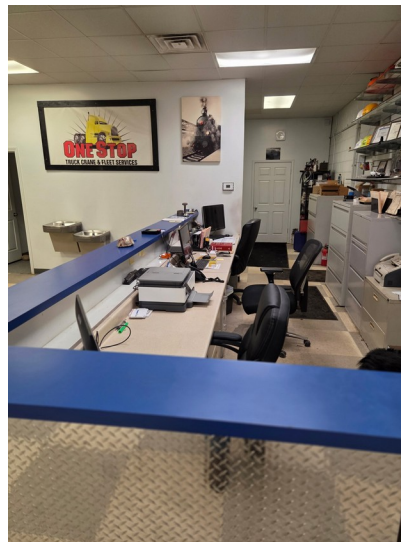
Customer showroom / waiting area



Service counter with diamond-plate front



Manager's office



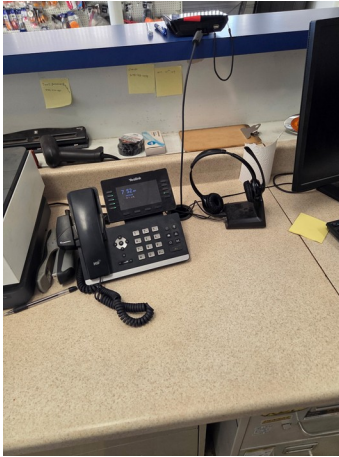
Service counter — customer side

BACK-OFFICE & FACILITIES

- ▶ Professional customer showroom with parts display — walk-in retail counter and waiting area
- ▶ Service counter with diamond-plate fascia — heavy-use front-of-house ready
- ▶ Private manager's office
- ▶ Multi-line business phone system — operational across counter, office, and shop
- ▶ Customer restroom and separate mechanic restroom
- ▶ Monitored alarm and security system — installed and active
- ▶ Full office furniture, file cabinets, slatwall accessories, display fixtures — Turnkey Handover

SYSTEMS, SECURITY & LOCATION

Plug-and-play on Day 1



Multi-line business phone system



Customer restroom — code compliant



Monitored alarm & security

LOCATION & VISIBILITY

- ▶ 222 ft frontage on a 4-lane concrete boulevard in Oakland County, Michigan
- ▶ 22,500+ daily vehicles; corridor engineered to handle up to 30,000 daily vehicles
- ▶ 1.2 miles to I-75 via 5 WB-67-rated roundabouts — no left-turn bottleneck for Class 8 trucks
- ▶ 99 SF dual signage: 3' x 10' LED digital sign + 2' x 10' box sign — ~675K monthly impressions
- ▶ GB (General Business) zoning
- ▶ Award-winning boulevard expansion (recently completed) locks in permanent high-volume traffic

BUSINESS & FINANCIAL SUMMARY

Diversified customer base | SBA 7(a) financeable

- ▶ Business: ~\$1.5M average revenue; \$213,712 3-yr average SDE; \$240.6K 2025 SDE (+30% YoY)
- ▶ Diversified customer base
- ▶ Experienced service team transfers with the business; 30 days paid training from owner included
- ▶ SBA 7(a) pre-qualifiable for combined business + real estate acquisition (up to \$5M)
- ▶ ~\$5K parts & shop supplies inventory included at closing
- ▶ \$60,000+ tools and equipment included
- ▶ 30 Day Seller transition period. Seller willing to provide paid ongoing consulting.

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This is a recurring-revenue business in addition to a walk-in shop

- ▶ Customer book anchored by fleet accounts producing a recurring, repeating revenue stream
- ▶ Below-market customer acquisition cost — LED Signage exposure plus embedded fleet relationships replace paid advertising; marketing spend runs well below independent-shop benchmarks

Growth Opportunities

The business and the real estate each carry independent growth levers. Together they multiply.

Business growth

- ▶ Second shift. Current operation is primarily single-shift; a second shift would double capacity with modest fixed-cost addition.
- ▶ Mobile service. Dispatch service vehicle for minor repairs. A premium-margin service offering.
- ▶ PM contract expansion. Scheduled preventive-maintenance contracts with regional LTL terminals and last-mile operators.
- ▶ EV / hybrid commercial vehicle service.
- ▶ One Stop Truck Crane & Fleet Services has primarily been a business-to-business company working mainly with fleet customers. There has been limited advertising to the general public. This means the sky is the limit when it comes to automotive services. You could dedicate certain bays for consumer automotive service and repairs including but not limited to: Oil Change, General Repair, Preventative Maintenance, Mobile Mechanic, Tire & Alignment with the existing alignment machine in bay 2, Transmission Shop, Auto Electric, Auto Glass, Radiator & Cooling, Specialty Parts & Accessory Store, Car and Truck Dealer (it was a dealer in the past), Trailer Dealer with Parts and Accessories, Truck Parts & Accessories, Muffler & Exhaust, Brake Shop, etc.

Real estate growth

- ▶ Fleet storage. Excess land of the 2.6-acre parcel supports secure fleet parking — \$125-\$200/truck/month passive income.
- ▶ Second building. The parcel supports room to add on or build another building.
- ▶ Rezoning optionality. Residential growth on the corridor supports future repositioning toward retail or mixed-use; new ADA crosswalks strengthen the case.
- ▶ Cell-tower or billboard easement. Grandfathered signage + boulevard frontage is attractive to wireless-carrier site-acquisition teams.

Combined growth

- ▶ Captive service campus for a Tier-1 supplier or LTL operator — the buyer internalizes a current outsourced-service cost and gains dispatch-guarantee for their own rigs.
- ▶ Regional hub-and-spoke expansion — the combined package becomes the flagship of a 3-5 location roll-up across Oakland/Macomb/Wayne.

TO RECEIVE THE FULL CIM, FINANCIALS & ADDRESS:

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