EXCLUSIVELY OFFERED FOR SALE

±30,000 SF SMALL-BAY FLEX & WAREHOUSE ASSET

THE HILLSBOROUGH COMMERCE CENTER

100% Leased · Triple-Net (NNN) Income · East Tampa

4504 E Hillsborough Avenue

Tampa, Florida 33610 · Hillsborough County

30,000	**100%**	**4**	**$361K**
RENTABLE SF	LEASED	NNN TENANTS	STABILIZED NOI

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EXECUTIVE SUMMARY

The Offering

Ownership is pleased to present the opportunity to acquire **4504 E Hillsborough Avenue** (the “Property”), a ±30,000-square-foot, four-suite small-bay flex and warehouse asset located along the East Hillsborough Avenue corridor in Tampa, Florida. The Property is **100% leased** to a diversified roster of four tenants operating under **triple-net (NNN)** lease structures, delivering durable income with minimal landlord exposure to operating-expense growth.

All in-place leases were executed in 2025–2026, providing fresh, long-dated term with contractual annual escalations of 3–4% and a weighted-average remaining lease term of approximately 3.8 years. Each tenant reimburses its pro-rata share of common-area maintenance, taxes, and insurance at $2.50 per square foot, insulating the owner from expense inflation. On a stabilized basis, the Property generates **$443,250 of effective gross revenue** and **$361,453 of net operating income**.

The asset sits in one of Florida’s most supply-constrained industrial niches — sub-20,000-SF small-bay space — where tenant demand continues to outpace new deliveries and where market observers project rent growth of 8–12% annually. With staggered lease expirations, embedded rent escalations, and in-place base rents averaging just $12.28 PSF, the Property offers a rare combination of current yield and mark-to-market upside.

Property Overview

Address	**4504 E Hillsborough Ave**	Tenancy	**4 Tenants**
City / State / ZIP	**Tampa, FL 33610**	Lease Structure	**Triple Net (NNN)**
County	**Hillsborough**	Avg. In-Place Base Rent	**$12.28 PSF**
Rentable Square Footage	**±30,000 SF**	Weighted Avg. Lease Term	**±3.8 Years**
Number of Suites	**4 (A, B, C, D&E)**	Electric Metering	**Separately Metered**
Occupancy	**100% Leased**	Roof Condition	**Good**
Year Renovated	**2025–2026**	Opportunity Zone	**Yes**

$368,250	$75,000	$443,250	$361,453
ANNUAL BASE RENT	CAM RECOVERIES	EFFECTIVE GROSS REV.	NET OPERATING INCOME

Property Highlights

Opportunity Zone

Located in a federal Qualified Opportunity Zone — potential capital-gains tax deferral and abatement for qualifying investors.

±50,000 Cars / Day

Direct frontage on E Hillsborough Avenue, a primary Tampa arterial carrying heavy daily traffic.

2 Miles to I-4

Immediate access to Interstate 4 and the Tampa–Orlando logistics corridor.

Fully renovated 2025–2026 · All suites separately electric-metered · Roofs in good condition.

TENANT OVERVIEW

The Tenancy

A diversified mix of specialty manufacturing, distribution, and service tenants — each on a triple-net lease with annual escalations — reduces reliance on any single business and supports stable, growing income.

Timeless XL LLC

SUITE A · 10,000 SF

Occupies the Property's largest single suite. Long-term NNN tenant carrying 3% annual rent escalations through a term running to April 2029, with renewal options extending the potential relationship well beyond the initial term.

Commencement	**Apr 15, 2026**
Expiration	**Apr 14, 2029**
Base Rent PSF	**$12.50**
Annual Base Rent	**$125,000**
Escalations	**3% Annual**

Candy Coated Customs, LLC

SUITES D & E · 10,000 SF

Custom apparel and specialty manufacturing operator occupying the combined D&E suites. NNN lease commenced October 2025 with 4% annual escalations and a term extending to January 2031 — among the longest-dated leases in the Property.

Commencement	**Oct 15, 2025**
Expiration	**Jan 31, 2031**
Base Rent PSF	**$11.60**
Annual Base Rent	**$116,000**
Escalations	**4% Annual**

Kairos Global Network, Inc.

SUITE B · 5,500 SF

NNN tenant occupying Suite B under a lease commencing June 2026 and running to May 2031. Carries 4% annual escalations — the highest contractual growth rate in the Property — providing strong embedded NOI expansion.

Commencement	**Jun 1, 2026**
Expiration	**May 31, 2031**
Base Rent PSF	**$12.50**
Annual Base Rent	**$68,750**
Escalations	**4% Annual**

ProClean (Proposed — Lease Out for Signature)

SUITE C · 4,500 SF

The remaining suite is under a proposed 36-month NNN lease currently out for signature at $13.00 PSF — the highest base rent in the Property — with 3% annual escalations. Figures herein include this suite at proposed terms; see note in the financials.

Commencement	**Jul 1, 2026***
Expiration	**Jun 30, 2029***
Base Rent PSF	**$13.00**
Annual Base Rent	**$58,500**
Escalations	**3% Annual**

*Suite C (ProClean) reflects a proposed lease that is out for signature and not yet fully executed as of the date of this memorandum. Its rental income and CAM reimbursements are included in the rent roll and cash flow on the following page. A prospective purchaser should independently verify the status of this lease.

RENT ROLL & CASH FLOW

Financial Summary

Rent Roll — Effective July 1, 2026

SUITE	TENANT	SF	GLA %	COMM.	EXP.	PSF	ANNUAL BASE RENT	STRUCT.	INCR.
A	**Timeless XL**	10,000	33.3%	04/15/26	04/14/29	$12.50	$125,000	NNN	3%
B	**Kairos Global Network**	5,500	18.3%	06/01/26	05/31/31	$12.50	$68,750	NNN	4%
C	**ProClean** (proposed)*	4,500	15.0%	07/01/26	06/30/29	$13.00	$58,500	NNN	3%
D&E	**Candy Coated Customs**	10,000	33.3%	10/15/25	01/31/31	$11.60	$116,000	NNN	4%
Total	**4 Tenants**	**30,000**	**100%**			**$12.28**	**$368,250**	**NNN**	

Occupied: 30,000 SF (100%). All leases triple-net; tenants reimburse CAM, taxes & insurance at $2.50 PSF. *Suite C reflects a proposed lease out for signature (see prior page).

Stabilized Cash Flow

ITEM	PSF	TOTAL
REVENUE		
Base Rental Revenue	$12.28	$368,250
CAM Recoveries ($2.50 PSF)	$2.50	$75,000
Effective Gross Revenue	**$14.78**	**$443,250**
OPERATING EXPENSES (NNN — RECOVERED)		
Real Estate Taxes	$1.71	$51,422
Insurance	$0.28	$8,445
Repairs & Maintenance	$0.07	$2,000
Landscaping / Grounds	$0.03	$1,000
Water & Sewer / Utilities	$0.04	$1,200
Property Management (4% EGR)	$0.59	$17,730
Total Operating Expenses	**$2.73**	**$81,797**
NET OPERATING INCOME	**$12.05**	**$361,453**

Cash flow presented on a stabilized basis assuming Suite C leased at proposed terms. Operating expenses are based on ownership's trailing financials, normalized to annual figures; under the NNN structure, recoverable expenses are substantially reimbursed by tenants via CAM. Prospective purchasers should conduct independent due diligence.

LOCATION & MARKET

East Tampa & Hillsborough County

~6.9%	8–12%	Top 5
TAMPA INDUSTRIAL VACANCY	SMALL-BAY RENT GROWTH (PROJ.)	FASTEST-GROWING US METROS

Infill Location

- **East Hillsborough Avenue corridor** — a dense, established commercial-industrial artery serving central Tampa with strong drive-by exposure and last-mile connectivity.
- **Highway access** to Interstate 4, Interstate 275, and I-75, linking the Property to the full Tampa Bay MSA and the I-4 logistics corridor to Orlando.
- **Proximity to Port Tampa Bay** — Florida's largest port — and Tampa International Airport, key demand drivers for distribution and specialty industrial users.
- **Hillsborough County** anchors the Tampa–St. Petersburg MSA, home to roughly 3.3 million residents and sustained population and employment in-migration.

Market Momentum

- Tampa ranks among the **fastest-growing major metros** in the U.S., with post-2020 migration continuing to drive housing, employment, and industrial demand.
- Metro industrial **asking rents reached record highs** in early 2026, rising over 5% year-over-year even as new deliveries moderated.
- **Small-bay flex product under 20,000 SF** remains structurally undersupplied; observers project 8–12% annual rent growth — meaningfully above the metro average — for this exact product type.
- The Property's in-place base rents (avg. $12.28 PSF) reflect a small-bay premium and position a new owner to capture continued rate growth at rollover.

Positioning

4504 E Hillsborough offers institutional-quality income characteristics — full occupancy, NNN structure, contractual escalations, and diversified tenancy — in a granular, hard-to-replicate small-bay format. For an investor seeking current yield with a defined path to NOI growth in one of the Southeast's strongest industrial markets, the Property represents a compelling, management-light acquisition.

CONTACT & DISCLAIMER

For More Information

OFFERED BY

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Ownership — Confidential Sale

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Disclaimer

This Offering Memorandum was prepared by ownership of the real property commonly known as 4504 E Hillsborough Avenue, Tampa, Florida 33610 (the “Property”) solely for the use of prospective purchasers (each a “Buyer”). Neither the owner of the Property (“Owner”) nor any of its representatives makes any representation or warranty, express or implied, as to the completeness or accuracy of the material contained in this Offering Memorandum.

Prospective Buyers are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement contained herein was prepared, and (ii) that all financial information, including the rent roll, operating expenses, and net operating income, is derived from Owner’s records and estimates and has not been independently audited. Certain information — including, without limitation, the proposed lease for Suite C — reflects leases or terms that are not yet fully executed. Prospective Buyers are encouraged to conduct their own comprehensive review and analysis of the Property, including independent verification of all leases, income, and expenses.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property, and to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing this Offering Memorandum or making an offer unless and until a written purchase and sale agreement is executed by Owner and Buyer.

This Offering Memorandum is confidential. By accepting it, the recipient agrees to hold and treat it in the strictest confidence, not to disclose its contents to any third party without the prior written authorization of Owner, and to return it upon request. The financial information contained herein is provided for reference only, represents estimates based on assumptions considered reasonable by Owner, and is not a guarantee of future performance.