

FOR SUBLEASE



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Table of Contents

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TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
AERIAL MAP	6
ADVISOR BIO 2	7
ADVISOR BIO 1	8

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Property Description

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PROPERTY DESCRIPTION

Property Overview

±1,389 SF

Flexible configuration suitable for, light industrial, storage, or service-based operations

Sublease term available through July 2029

Private office + one restroom for operational efficiency

10' grade-level roll-up door

2 dedicated parking spaces

NNN Lease: \$1.42 PSF + CAM \$0.25

Logistics & Functional Advantages

Assembly or light manufacturing operations

Efficient loading, staging, and distribution

Ideal for:

E-commerce / last-mile distribution

Contractor or service-based businesses

Automotive/light industrial users

Product-based businesses needing distribution + warehouse

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Additional Photos

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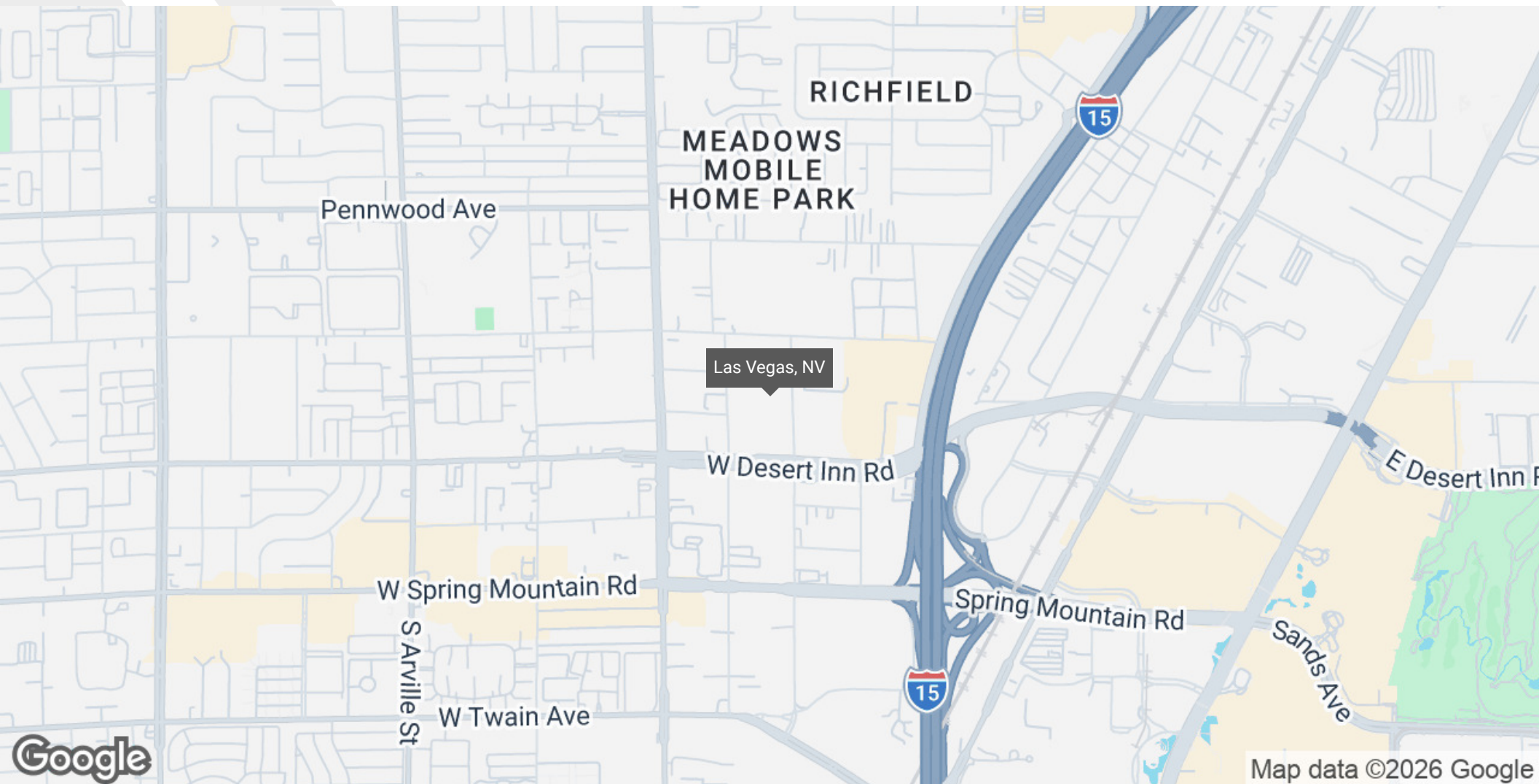
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EXHIBIT A
FLOORPLAN



Regional Map

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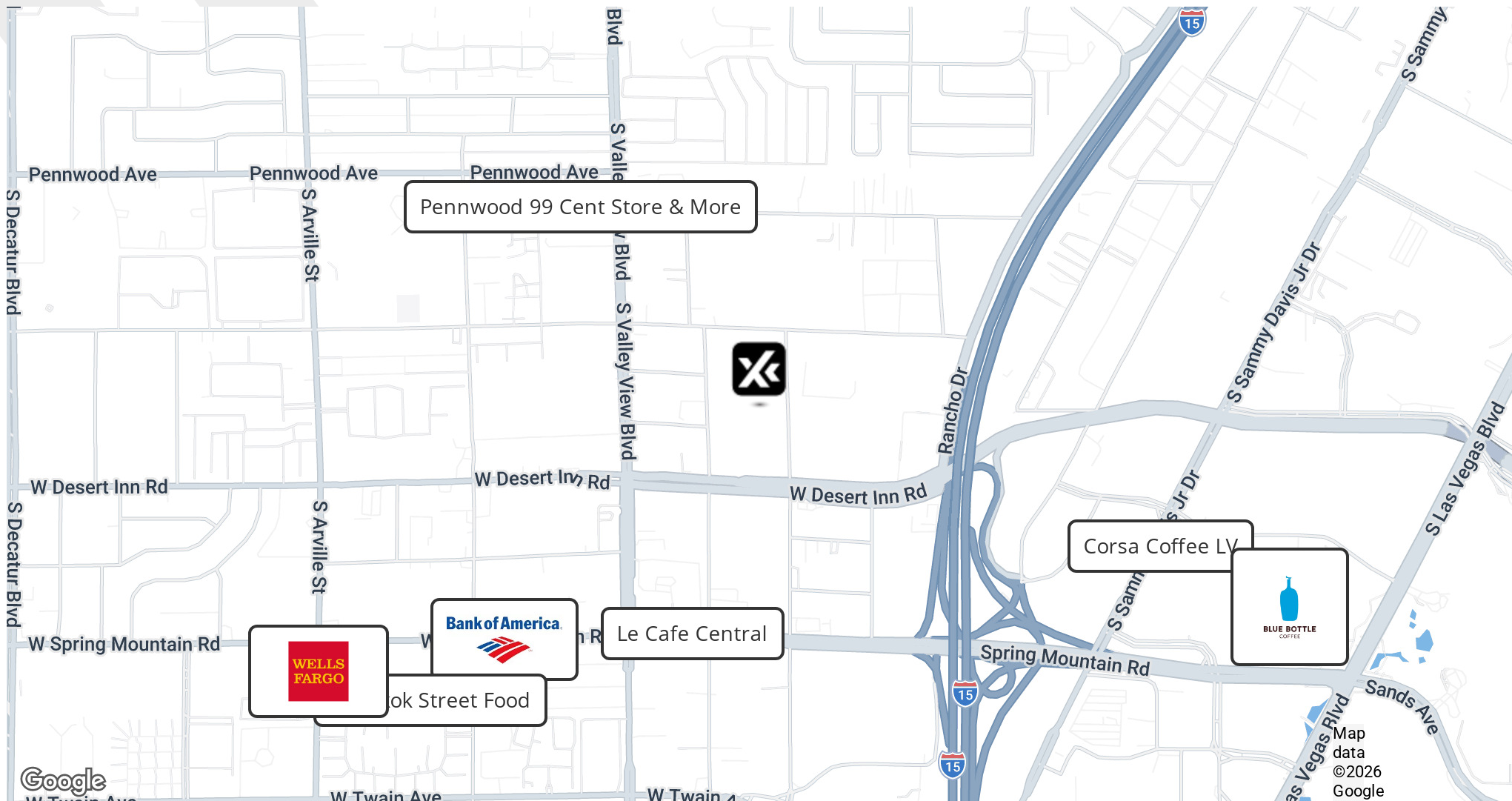
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Aerial Map

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Advisor Bio

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PAMELA JUNGE

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Direct: 702.812.6339

NV #S.0029506

PROFESSIONAL BACKGROUND

Pamela Junge serves as President of The Junge Group, a Las Vegas based real estate firm specializing in commercial, residential and business brokerage. The Junge Group is Brokered by eXp Commercial and eXp Realty, a global powerhouse that is nearly 85,000 agents strong. Mrs. Junge joined the firm in 2019 and has been active in the Las Vegas real estate community for over 34 years. Prior to joining eXp, Mrs. Junge co-owned and operated First Real Estate, managing approximately 75 agents and worked closely with city and county governments on expansion and development projects. Prior to that, she served as account manager at First Interstate Mortgage, overseeing over \$50M in private investor funds utilized as bridge-to-consumer loans to local developers for both residential and commercial projects. While at First Interstate, she earned her CCIM designation - the highest level of scholar achievement in commercial real estate. She's currently busy with community and education outreach while overseeing all aspects of her company.

MEMBERSHIPS

CCIM

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Advisor Bio

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PROFESSIONAL BACKGROUND

I perform business valuations and work with small business owners on selling their business , exit strategies and business plans. In addition to selling businesses, I help small business owners sell their underlying real estate.

I sell privately held, established, profitable companies with annual revenues from \$1 million to \$100 million. We are generalists and work with manufacturers, distributors, HVAC, plumbing, technology, restaurants, bars, car washes, transportation, medical practices , health care, construction, business services, etc...

I'm well versed in restaurant asset sales and negotiating commercial leases for tenants. I work predominantly in the state of Nevada, but also work nationally to help business owners with valuations & sales.

My many years of experience on Wall Street, SBA Lending and executive roles with small businesses gives me a unique, in the trenches experience in understanding financials, operations, sales & marketing.

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