



Location & Lease Terms

38 Executive Ct is located in a strategically positioned industrial park with great access to major roads, making it a prime location for businesses in the light industrial sector. With its proximity to South Kelly Road, HWY 29, Jamieson Canyon Rd, and Interstate 80, the industrial park airport compatibility (IP:AC) is well suited for light industrial uses such as office research and development, light manufacturing, light assembly, warehousing and distribution, large administrative headquarters and other professional and administrative uses.

Vibratex Inc. (current tenant) is offering flexible sublease options for both warehouse (+/- 4890/Sf) and office space (+/- 1600/Sf), which could be ideal for businesses looking to occupy a well-located industrial space without committing to a long-term lease right away. The ability to sublease until September 2026 gives some time for businesses to establish themselves or test the location. The option for a longer-term deal is also a good negotiating point if a company decides they want more stability beyond that initial term.

Space Notes: 4 Private Office, Breakroom, 2 Private Bathrooms, Rollup Door, Parking

OFFERING SUMMARY

Lease Rate: \$9,160.00 per month (MG)

Available SF: 6,580 SF

Building Size: 20,000 SF Building Type:
Office Year Built: 1993

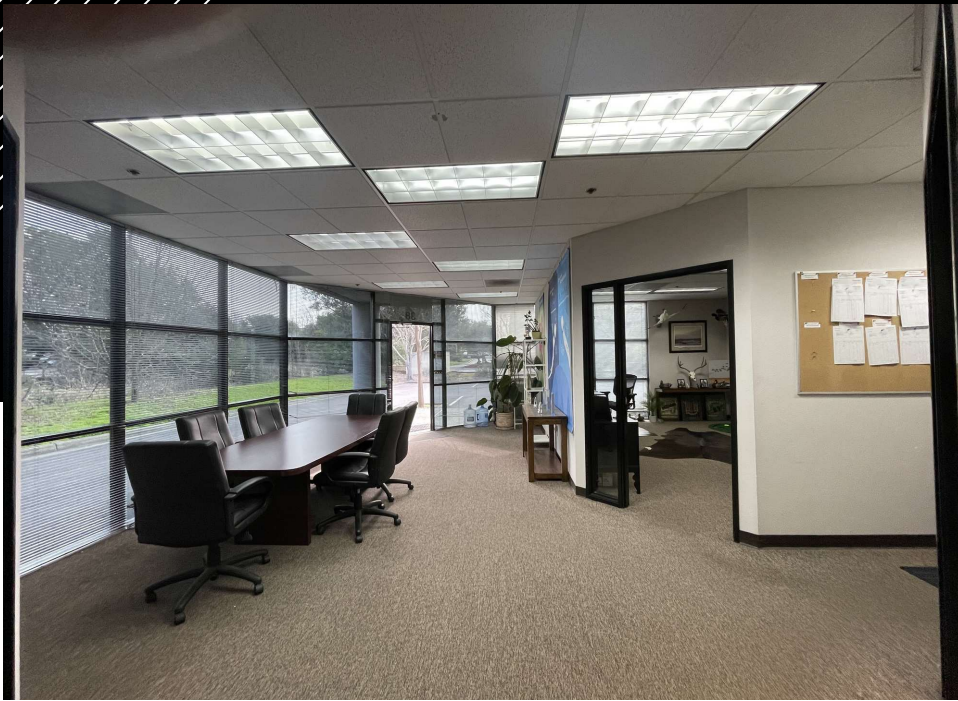
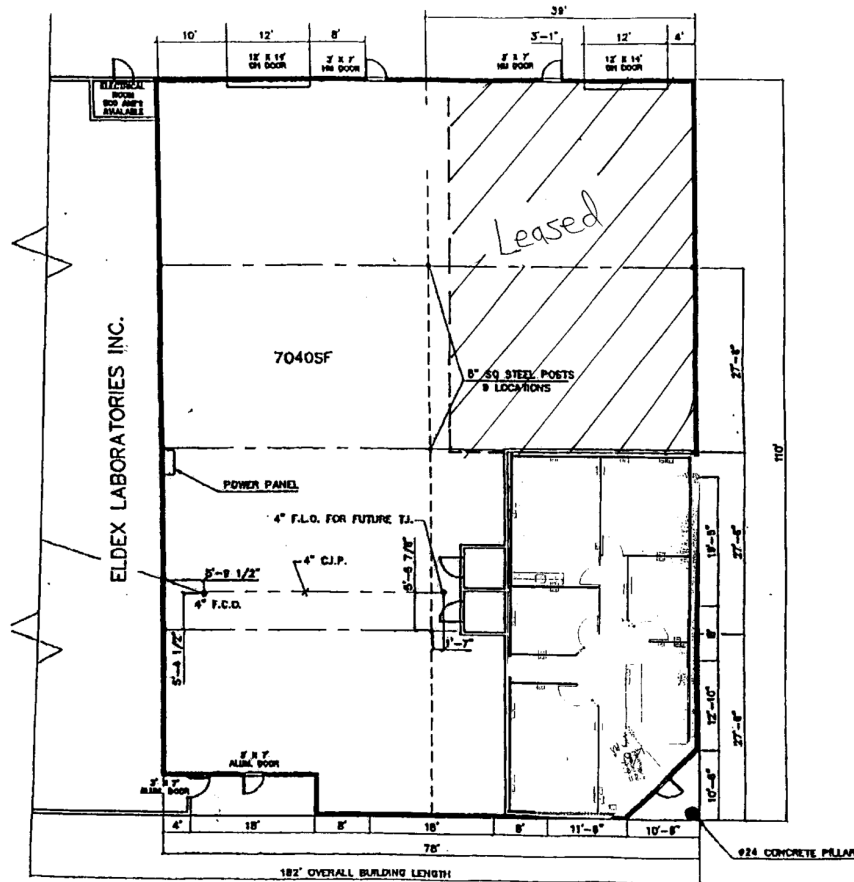


Exhibit A



36-38 EXECUTIVE COURT
Napa, CA 94558
ELDEX BUILDING

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Handwritten signature/initials



MICHAEL HOLCOMB

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.