

# 6395 Cindy Ln

CARPINTERIA, CA

**RATE REDUCED**



**For Lease** | Flex Campus with Spacious Courtyard | **5,600 - 63,200 SF**

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Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



# PROPERTY SUMMARY

Improved freestanding industrial and office buildings, sharing a beautiful common courtyard, ample parking, and excellent location within the Carpinteria Business Park near scenic bluffs. Combination of high-quality office and warehouse rarely found on the South Coast. Additionally, Building B offers high-end restroom and kitchen areas completely renovated within the last two years. Neighbors include Procore, LinkedIn, Agilent, Nusil and many other high-profile tenants.



BLDG A

**Type:** Office  
**Size:** 5,600 SF  
**Rate:** \$1.35 NNN (.24)  
**Available:** Now  
**Parking:** 2.0/1,000 SF  
**HVAC:** Yes  
**Kitchenette:** Yes

BLDG B

**Type:** Warehouse/R&D  
**Size:** 28,800 SF  
**Rate:** \$1.25 NNN (.24)  
**Available:** Now  
**Parking:** 2.0/1,000 SF  
**HVAC:** Yes  
**Kitchenette:** Yes  
**Sprinklers:** Fully sprinklered  
**Ceilings:** 16'  
**Loading:** 5 ground-level (two are oversized at 16.5' W x 13' H)

BLDG C

**Type:** Warehouse  
**Size:** 7,200 - 28,800 SF  
**Rate:** \$1.15 NNN (.24)  
**Available:** 10/1/26  
**Parking:** 1.5/1,000 SF  
**Ceilings:** 16'  
**Loading:** 4 ground-level

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Building A | Office | 5,600 SF



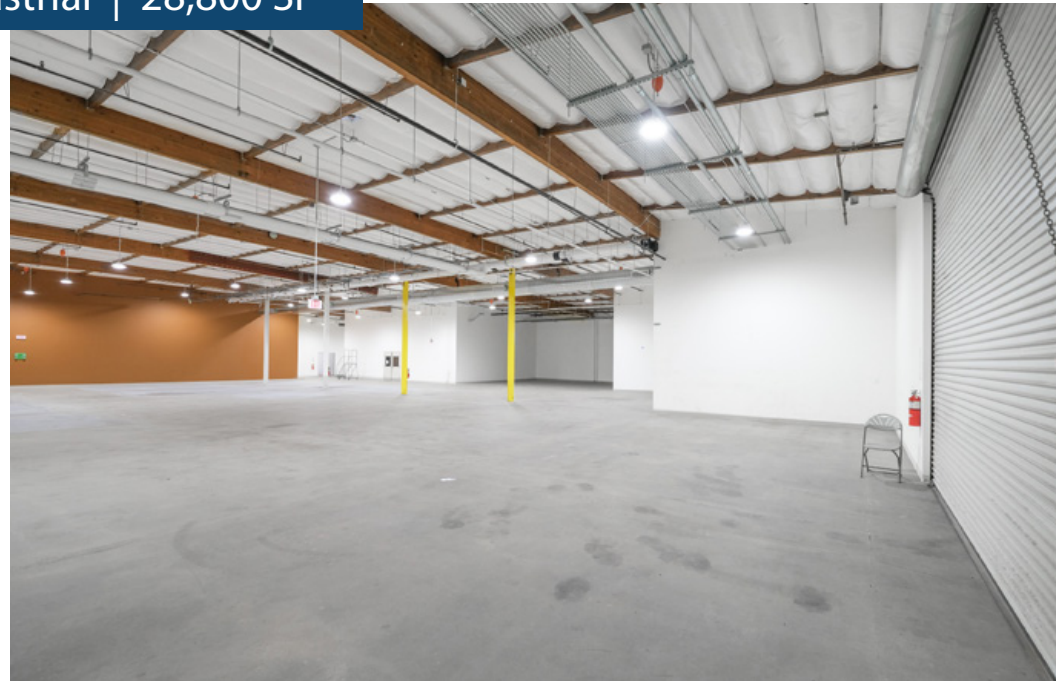
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Building B | Industrial | 28,800 SF



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Building C | Warehouse | 28,800 SF



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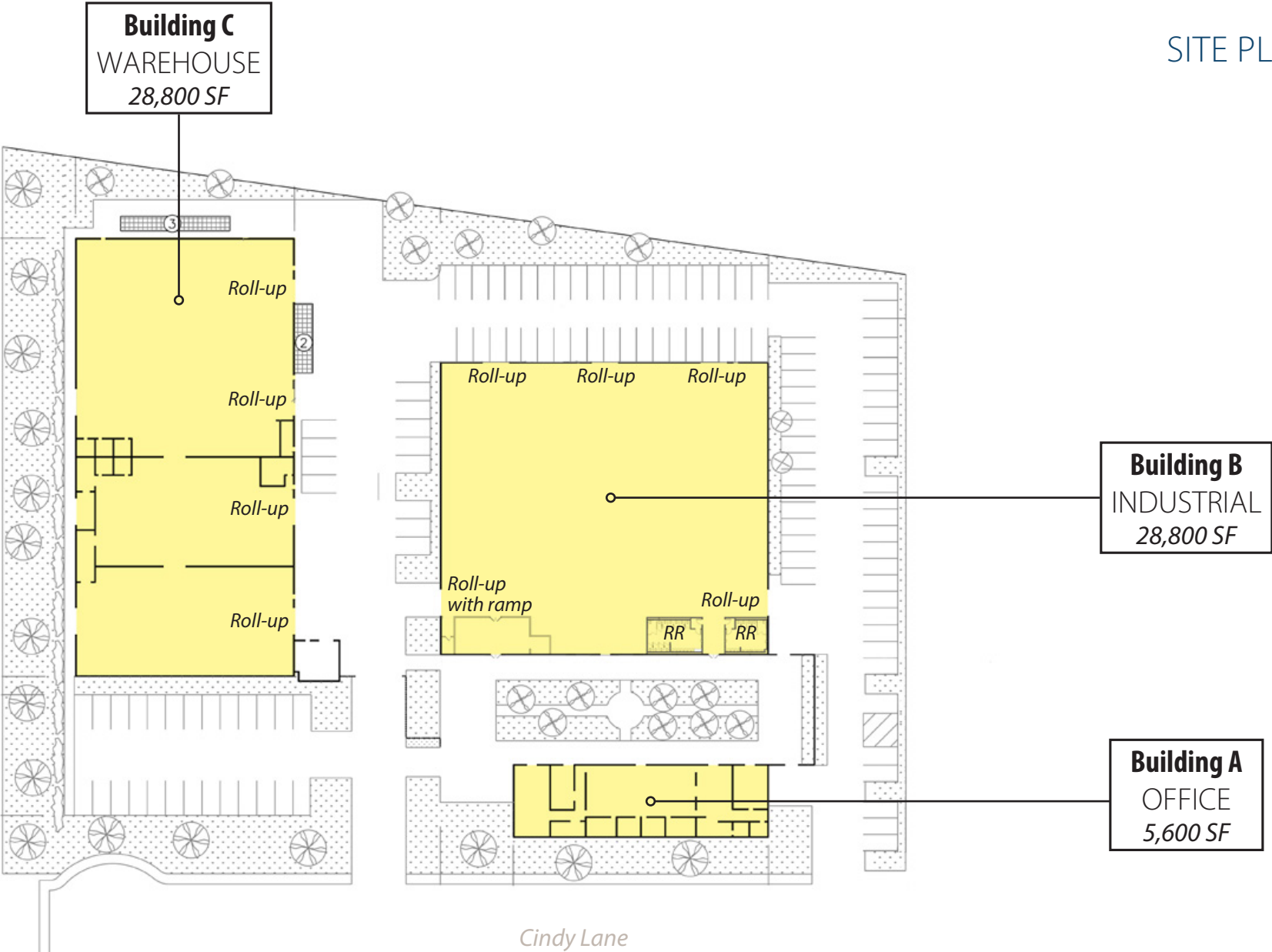
## Common Areas



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# AREA OVERVIEW

## The Bluffs

About five minutes from downtown Carpinteria and a stone's throw from the shore lies the Carpinteria Bluffs, adjacent to a collection of office/R&D/industrial buildings occupied by strong tenants like Procore and LinkedIn.

With easy US 101 access, temperate climate, and proximity to the beach and downtown, this coastal enclave is in high demand.

The subject property is situated near The Bluffs and a new tenant will inherit the many amenities of the area.



Montecito	10 mi
Santa Barbara	13 mi
Goleta	22 mi

Rincon Point	2 mi
Ventura	15 mi
Oxnard	25 mi
Santa Clarita	66 mi
Los Angeles	83 mi

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# CARPINTERIA

Located just a few miles south of Montecito and Santa Barbara along US 101, Carpinteria is a charming coastal city known for its world-class beaches, small-town character, and growing business community. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Carpinteria enjoys a mild coastal climate and a relaxed pace, while still benefiting from easy access to Santa Barbara's amenities and the regional economic hub of the South Coast.



12,904  
residents



\$153,504  
avg. household income

Source: esri. 2025 demographics



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