

1050 CINDY LN

FOR SALE | Industrial/R&D Property in Carpinteria | 44,992 SF

100% NNN-Leased, Credit Tenant, 7-Year Lease



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PROPERTY SUMMARY

Rarely available NNN-leased flex facility for sale, 100% occupied by NuSil Technology, a leading specialty materials manufacturer. The property features a versatile mix of R&D, office, and lab space, well-suited for advanced manufacturing and technology-driven operations. The building offers efficient logistics with four roll-up doors providing convenient loading and distribution capabilities. Ideally located at the top of the Carpinteria Business Park, with incredible ocean and mountain views, great proximity to Highway 101, strong coastal amenities and convenient access to the Santa Barbara and Ventura labor markets.

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PROPERTY DETAILS

Price: \$12,000,000 (\$267 psf)

Cap Rate: 5.67%

BOMA SF: First Floor 34,013 SF
Second floor 10,979 SF
Total 44,992 SF

Lot Size: 108,900 SF (2.5 acres)

APN: 001-190-051

Tenant: 100% leased to NuSil Technology, LLC

Year Built: 1980

Zoning: M-RP

Sprinklers: Yes

Loading: 2 dock-high roll-ups,
2 grade-level roll-ups

Parking: 77 spaces (1.71/1,000 SF)

Power: 480V and 800A, 3-phase

Ceilings: 10' - 20'

Restrooms: Two sets on first floor; one set on second floor

HVAC: Yes

To Show: Call Listing Agent



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INVESTMENT HIGHLIGHTS



- **Building Type** Irreplaceable flex building with heavy power, high ceilings and specialized improvements. The subject property serves as NuSil's local headquarters and main R&D facility.
- **Building Location** Located at the top of the Carpinteria Business Park, with incredible ocean and mountain views. Offering convenient access to the Ventura and Santa Barbara labor markets.
- **Building Improvements** Tenant has invested a significant amount of money into this facility for R&D, lab and office uses.
- **Market Dynamics** Highly supply-constrained sub-market to Santa Barbara and Goleta. Historically low industrial vacancy rates in the 3-5% range. The entire City of Carpinteria is in the coastal zone, with no new industrial projects planned.
- **Relevant Sale Comps** NuSil purchased 1150 Mark Avenue for \$274 psf in 2021. Average sale price of relevant comps at \$287 psf.
- **Tenant** 100% leased to NuSil Technology, LLC, a wholly owned subsidiary of Avantor, Inc. (NYSE: AVTR), a publicly traded, Fortune 500 life sciences company with global operations.
- **Tenant Stability** NuSil has occupied the subject property since 1994 and leases and owns five (5) other buildings nearby, with a total footprint of approximately 290,000 square feet. NuSil is Carpinteria's largest employer.
- **Lease Type** AIR Single-tenant NNN lease. Tenant is responsible for all operating expenses.
- **Fair Market Options** The existing lease expires June 30, 2033 and the Tenant has two (2) remaining 5-yr options at Fair Market Value.

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TENANT PROFILE



NuSil® ultra-high-purity silicone materials are engineered to serve the needs of healthcare and advanced technologies manufacturers. Our industry-leading portfolio includes a full range of products, from adhesives to elastomers to fluids.

Healthcare — We formulate medical-grade silicone solutions to help protect the health and well-being of people across the globe. Customers rely on our deep industry and regulatory expertise to accelerate breakthroughs for drug delivery, medical devices and beauty care.

Advanced technologies — From the palm of your hand to the far reaches of outer space, NuSil sets the global standard for advanced purity and quality in the most demanding environments. Our highly engineered, customizable silicone products offer high-performance reliability to space, aviation, defense, electronics and optoelectronics manufacturers.

LEASE DETAILS

Lessee:	NuSil Technology, LLC
Lease RSF:	44,992 rsf
Current Base Rent:	\$56,689.92 NNN
Current PSF Rate:	\$1.26 NNN
Current Start Date:	July 1, 2018 (original lease started 1994)
Current Expiration:	June 30, 2033
Options:	Two 5-yr at FMV, with 3% floor
Rent Increases:	5% increase in year 2, then fixed 3% increases annually
Lease Type:	AIR Single-tenant NNN



*Text and images from
nusil.avantorsciences.com*



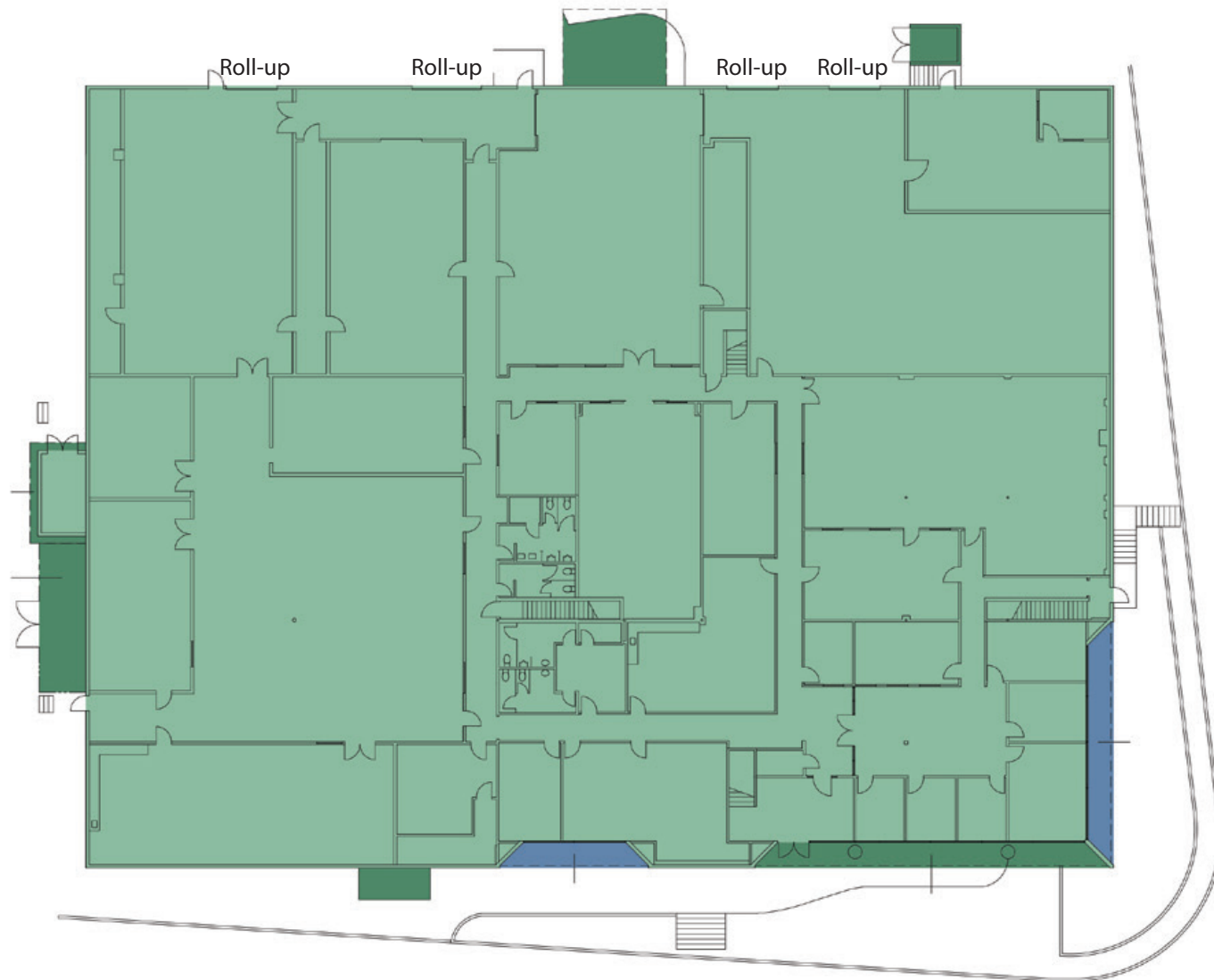
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FIRST FLOOR PLAN



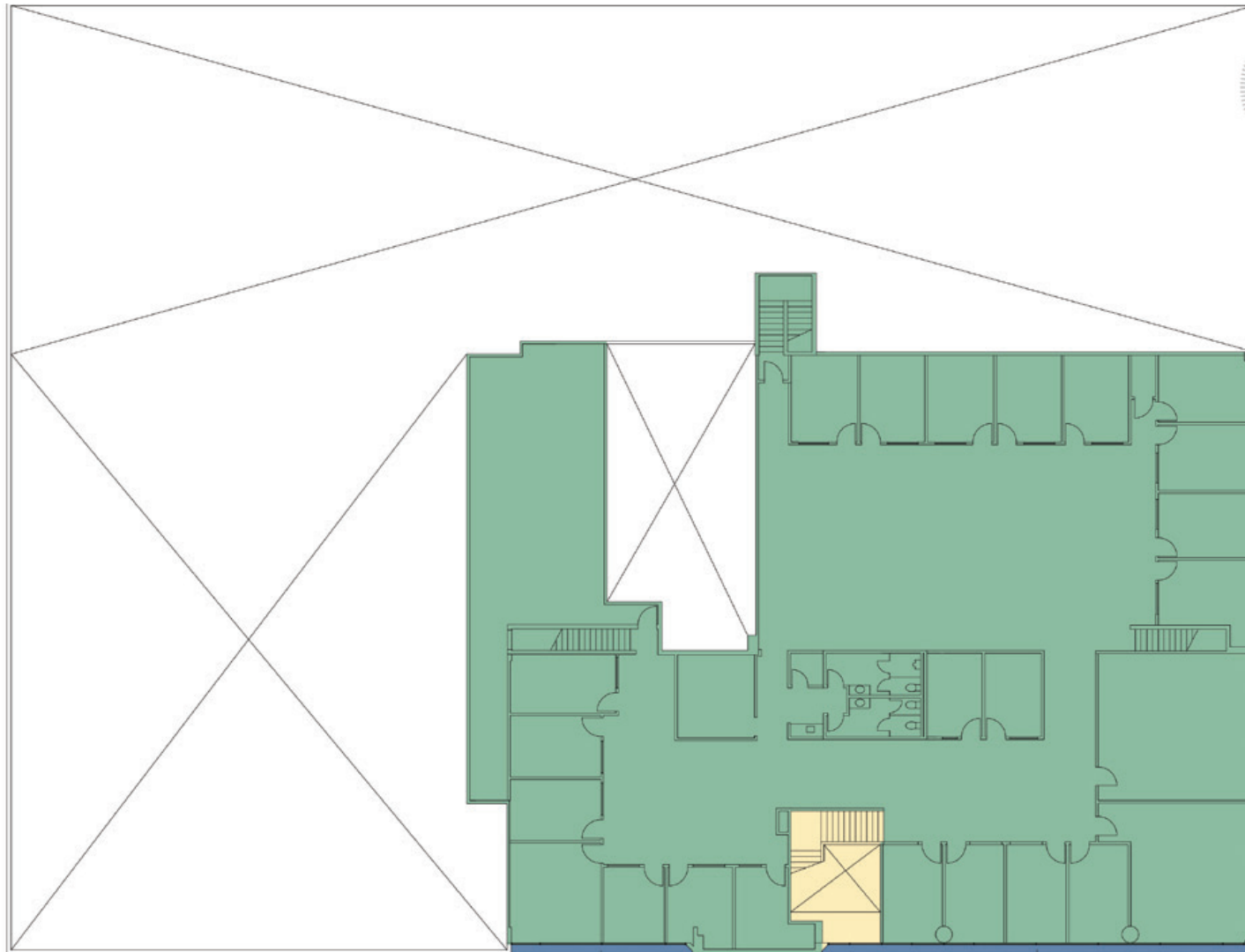
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SECOND FLOOR PLAN



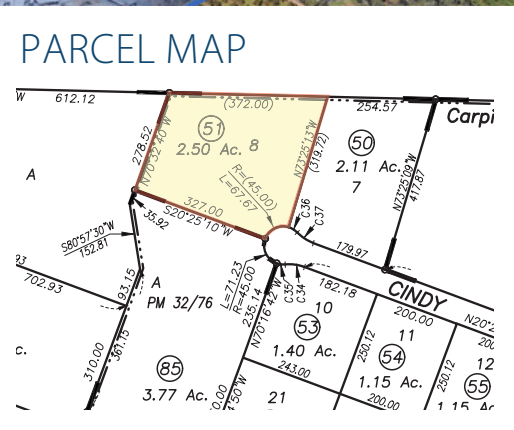
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LOCATION MAP



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CONFIDENTIALITY AGREEMENT

1050 CINDY LN | CARPINTERIA, CA

The Seller, through Hayes Commercial Group ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding 1050 Cindy Ln in Carpinteria, CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Caitlin Hensel, Francois DeJohn, or Nolan Tooley at Hayes Commercial Group;
5. You acknowledge that neither the Seller, nor Hayes Commercial Group, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or

use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Hayes Commercial Group concerning the investment in the Property; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the to our attention.

ACCEPTED AND AGREED effective as of _____, 2026

PRINCIPAL

By: _____

Name: _____

Company: _____

Tel: _____

Email: _____

BROKER

By: _____

Name: _____

Company: _____

Tel: _____

Email: _____

Mailing address: Hayes Commercial Group, 222 E Carrillo St, Suite 101, Santa Barbara, CA 93101. Fax: 805-456-0805

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