

6395 Cindy Ln

CARPINTERIA, CA



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

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Francois DeJohn
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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: \$1.45 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: \$1.35 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: \$1.25 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



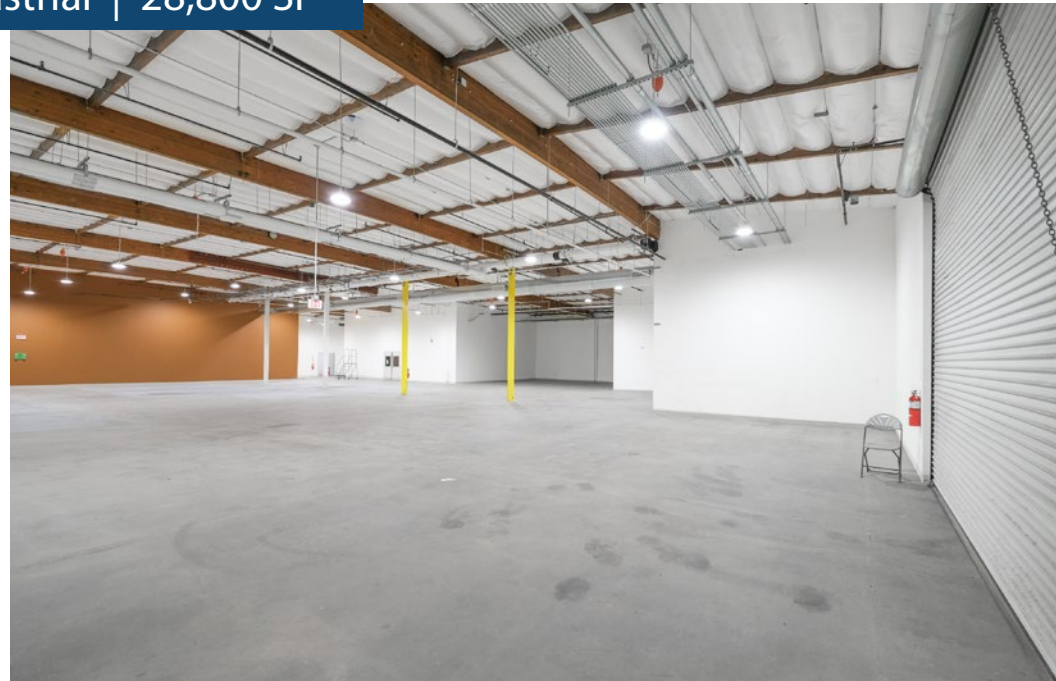
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Building B | Industrial | 28,800 SF



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Building C | Warehouse | 28,800 SF



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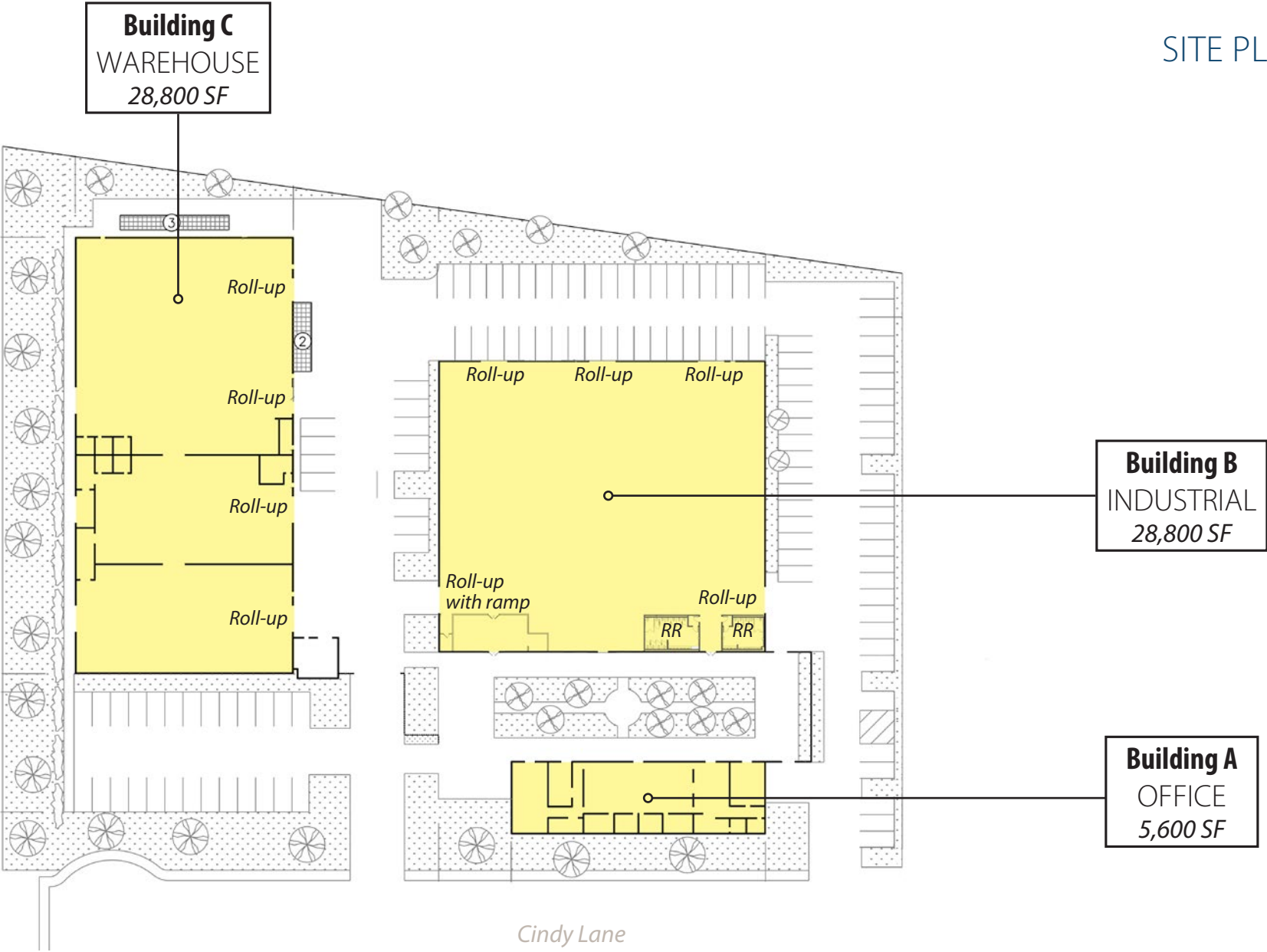
Common Areas



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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.



Linden Ave
(Downtown Carpinteria)

Carpinteria Nature Preserve

Viola Fields

S&S Seeds
Planned Member Services

PROCORE
Continental Auto
Rincon Engineering

Permanent open space

Montecito 10 mi
Santa Barbara 13 mi
Goleta 22 mi

US 101

Linked in

SITE

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

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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.



CARPINTERIA



12,904
residents



\$153,504
avg. household income

Source: esri. 2025 demographics



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