

The Cresa logo is located in the top right corner of the image. It consists of the word "cresa" in a dark blue, lowercase sans-serif font, followed by a graphic of five yellow dots arranged in a slightly curved pattern.The DWK Life Sciences logo is mounted on a blue section of the building's facade. It features a stylized blue icon of a person or a cell on the left, followed by the text "DWK LIFE SCIENCES" in bold blue uppercase letters, "DURAN WHEATON KIMBLE" in smaller blue uppercase letters below it, and "DWK Life Sciences Closure Systems" in a smaller blue font at the bottom.

1649
CASTPA
PLACE

OFFERING MEMORANDUM

1649 CASTPA PLACE

Vineland, NJ 08360

±39,204 SF on 2.43 Acres

Eric Zahniser, Managing Principal

610.825.9298

ezahniser@cresa.com

Cresa

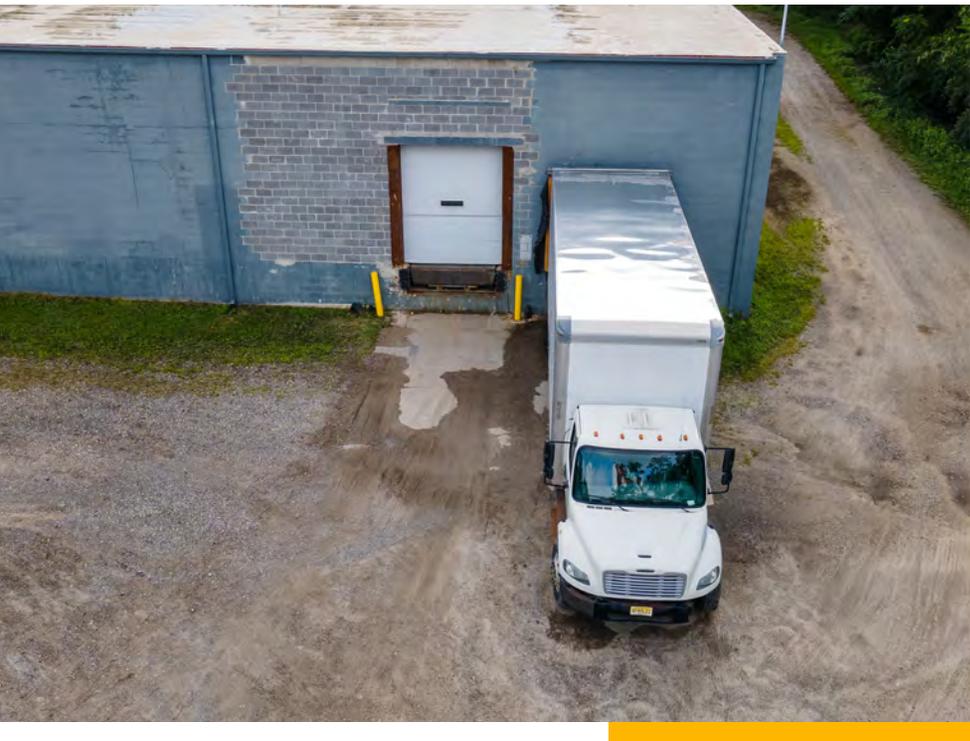
301 Route 17 North, Suite 407

Rutherford, New Jersey 07070



View Drone Video

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CONFIDENTIALITY

This is a Confidential Memorandum (this “Memorandum”) intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property as defined herein. This Confidential Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the “Owner”), and tenant (the “Tenant”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation and may or may not be correct. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Confidential Memorandum, certain documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Confidential Memorandum in any manner.

Neither Owner, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Confidential Memorandum or use of its

contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Neither Owner nor any of its directors, officers, affiliates, partners, employees or advisors nor any other person, shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Memorandum or the information set forth herein and any such liability is expressly disclaimed. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Confidential Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Confidential Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

This Memorandum is being provided subject to the terms of a confidentiality agreement entered into between you and Owner (the “Confidentiality Agreement”). By receipt of this Confidential Memorandum, you agree that this Confidential Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence in accordance with the terms of the Confidentiality Agreement, and that you will not disclose this Confidential Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Confidential Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa. If after reviewing this Confidential Memorandum you have no further interest in purchasing the Property, kindly destroy or return this Confidential Memorandum to Cresa.

For additional information regarding this opportunity, please contact our team.



Eric Zahniser
Managing Principal
 ezahniser@cresa.com
 610.825.9298

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Overview



THE OFFER

Cresa LLC (“Cresa”), as the exclusive advisor, is proud to present qualified investors with the opportunity to acquire, via a sale, the property located at 1649 Casta Place in Vineland, New Jersey owned by BB CASTPA, LLC (“BB CASTPA” or the “Company”). The property is zoned I-2 Light Industrial and is situated adjacent to Route 55 in Cumberland County. The 2.43-acre land and building present potential for flex, manufacturing, and industrial use.

PROPERTY HIGHLIGHTS



±39,204 SF
flex, manufacturing,
& industrial use



±2.43 AC
land



I-2
light industrial
zoning

EXECUTIVE SUMMARY

DWK Life Sciences Closure Systems, LLC Overview

DWK Life Sciences is owned by One Equity Partners (OEP), a New York-based middle-market private equity firm with approximately \$16 billion in assets under management. Founded in 2001 as the private equity arm of Bank One (later part of JPMorgan Chase), OEP invests primarily in industrial, healthcare, and technology companies across North America and Europe. The firm focuses on “transformative combinations,” such as carve-outs and strategic add-ons, to build stronger platform businesses. OEP’s portfolio includes DWK Life Sciences.

DWK Life Sciences stands as a global leader in manufacturing and supplying precision labware and primary packaging solutions for the life science research, diagnostics, and pharmaceutical sectors. The company offers more than 35,000 glass and plastic products, including bottles, vials, flasks, tubes, and laboratory equipment, serving laboratories and production environments worldwide. DWK operates across 12 manufacturing sites, employs approximately 1,800 people, and maintains a presence in over 50 countries. Its portfolio includes three renowned brands: DURAN®, WHEATON®, and KIMBLE®, which collectively represent decades of expertise in laboratory glassware and packaging solutions.

Headquartered in Wertheim, Germany, DWK Life Sciences has major operations in Vineland and Millville, New Jersey, along with other global sites. The company continues to innovate in laboratory solutions and pharmaceutical packaging, focusing on sustainability and operational excellence.



EXECUTIVE SUMMARY

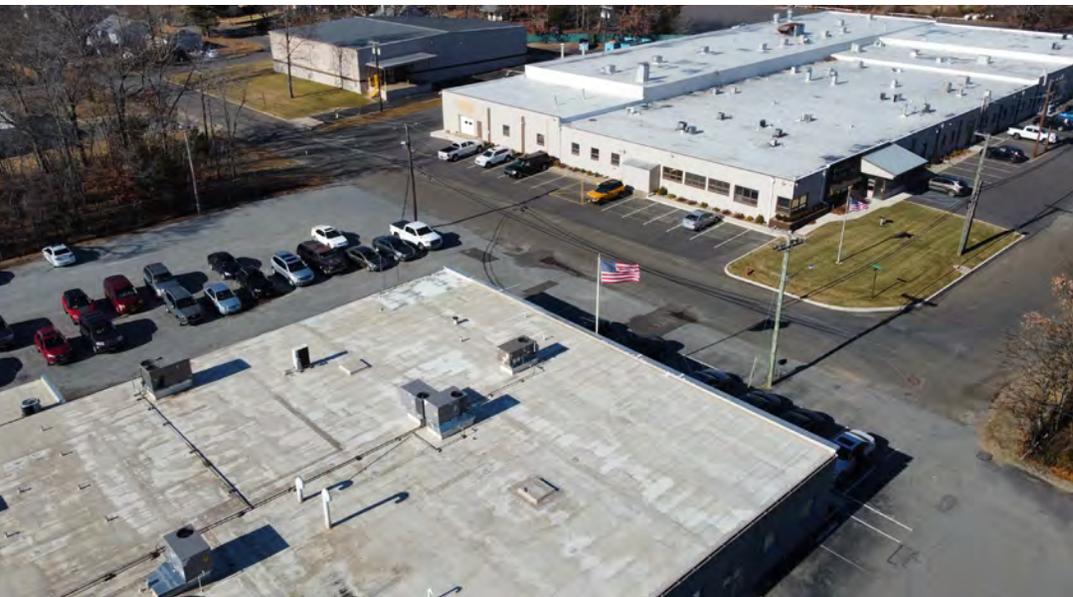
Lease Abstract

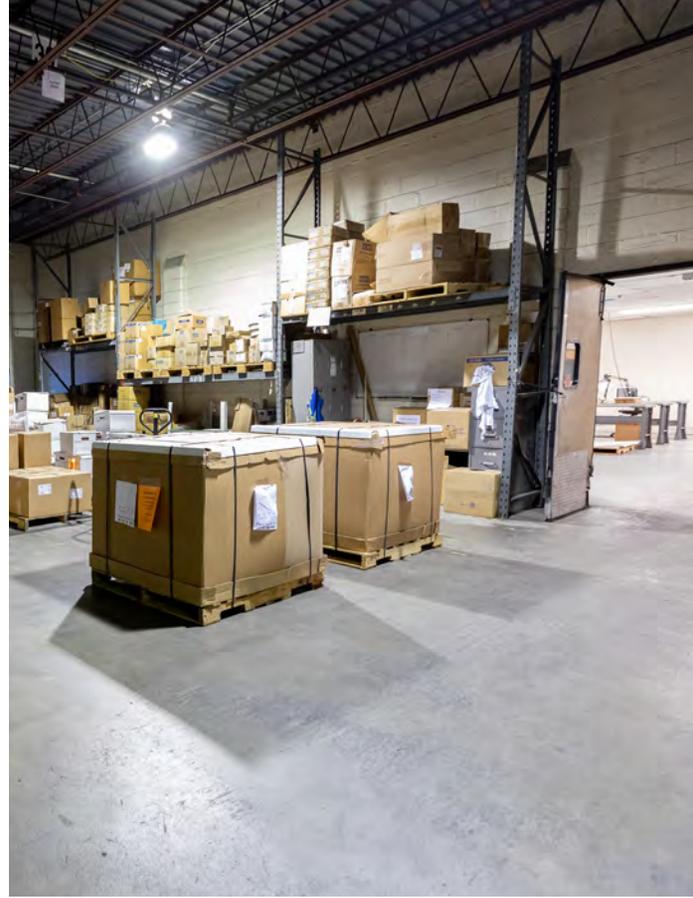
- Master lease signed May 1, 2023
- Lessee exercised its two (2) year renewal option on 10/30/25 and commencing 6/1/26
- Master lease Annual Base Rent at expiration date is \$147,000.00. Annual Base Rent for the renewal option is as follows:
 - Year 1 (6/1/26-5/31/27): \$235,224.00
 - Year 2 (6/1/27-5/31/28): \$323,433.00
- Lessee responsible for all additional rent (Information pending)
- Lessor required to maintain, replace, & repair anything structural. Lessee responsible for all other maintenance & repairs.
- The premises was accepted in as-is, where-is condition upon signing of the lease.
- Lessee owns all FF&E existing in premises (Estimated cost basis of \$10M+)

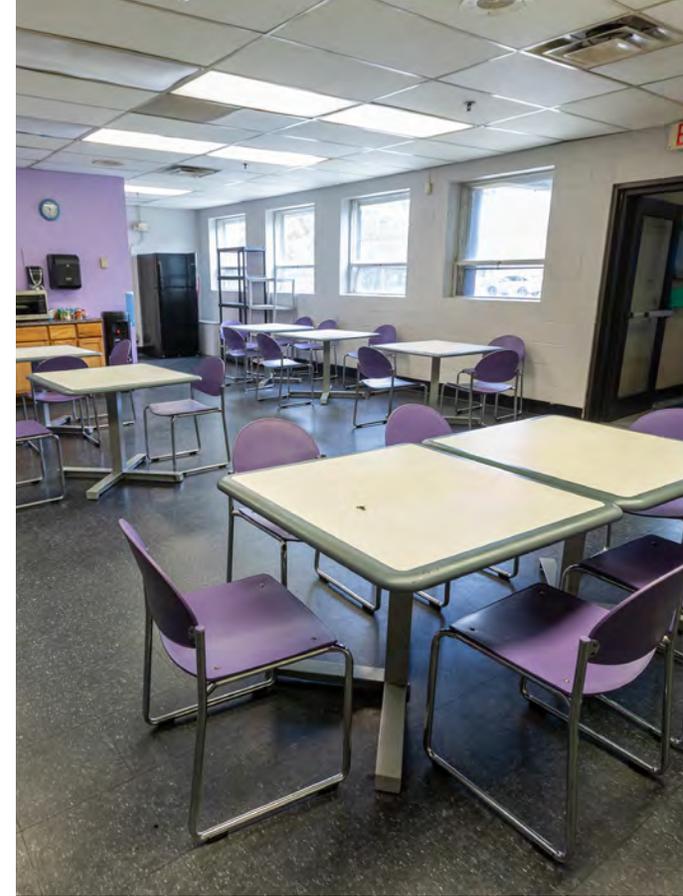


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PROPERTY OVERVIEW







PROPERTY OVERVIEW

Building Specifications

THE SITE

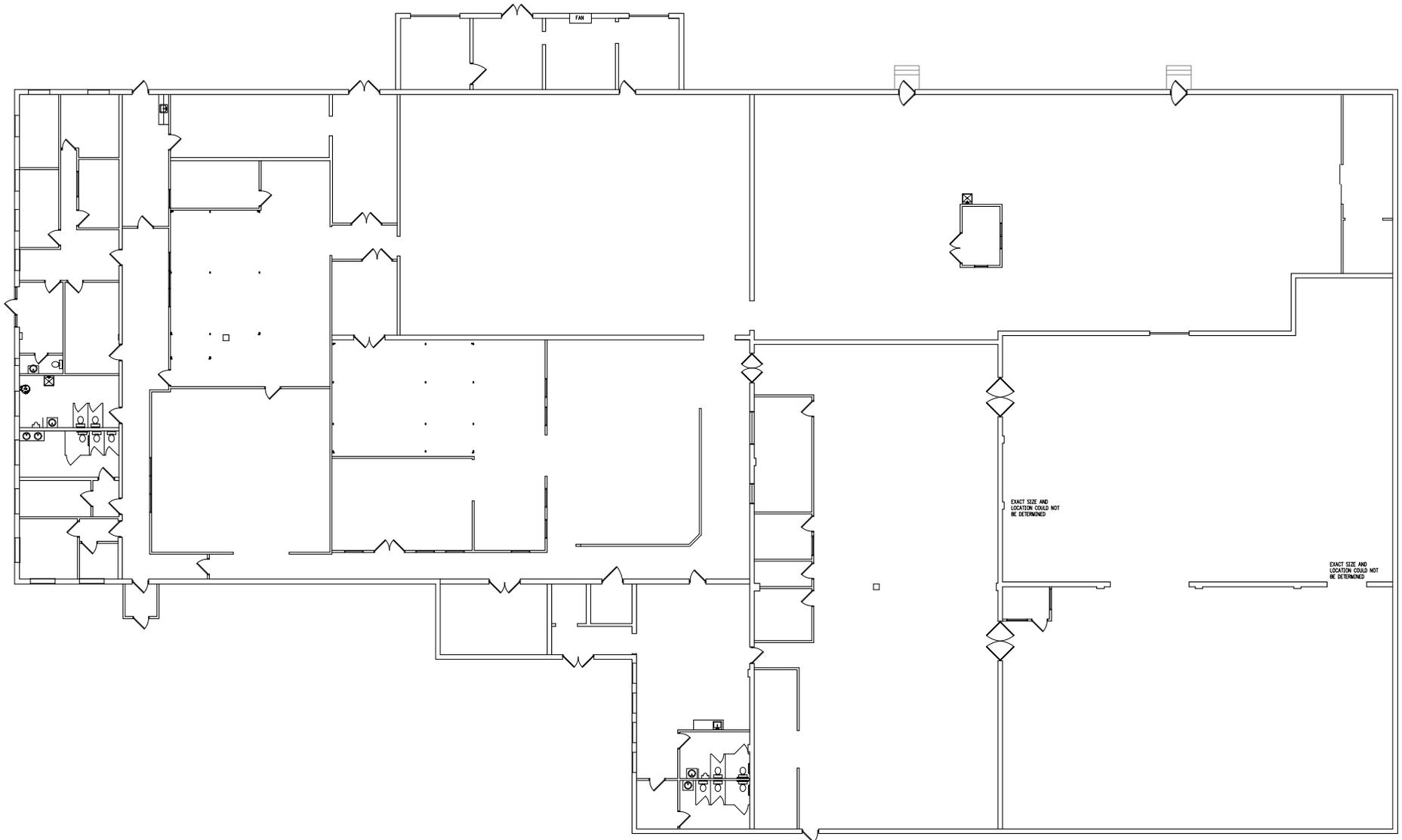
Address:	1649 Castpa Place Vineland, NJ 08360
Submarket:	Vineland/Bridgeton
County:	Cumberland
Parcel ID:	14 02703-0000-00016
Acreage:	2.43
Zoning:	I-2 Industrial
Parking Spaces:	100 (2.55 per 1,000 SF)
Foundation:	Poured concrete slab
Frame:	Heavy concrete

THE BUILDING

Square Footage:	±39,204
Stories:	1
Type:	Flex/Industrial/Manufacturing
Use:	Industrial
Year Built:	1965
Roof:	Newly installed
Clear Height:	12'-14'
# of docks, drive-in doors:	2 loading docks, (1) 8' x 8' drive-in
Power:	1,200 amp, 240-480-volt, 3-phase 4 w Heavy
HVAC:	Warehouse: Heat only Office: HVAC
Fire Sprinkler:	100% Wet

PROPERTY OVERVIEW

As-built Plan



SITE OVERVIEW



3

LOCATION/MARKET HIGHLIGHTS

LOCATION/MARKET HIGHLIGHTS

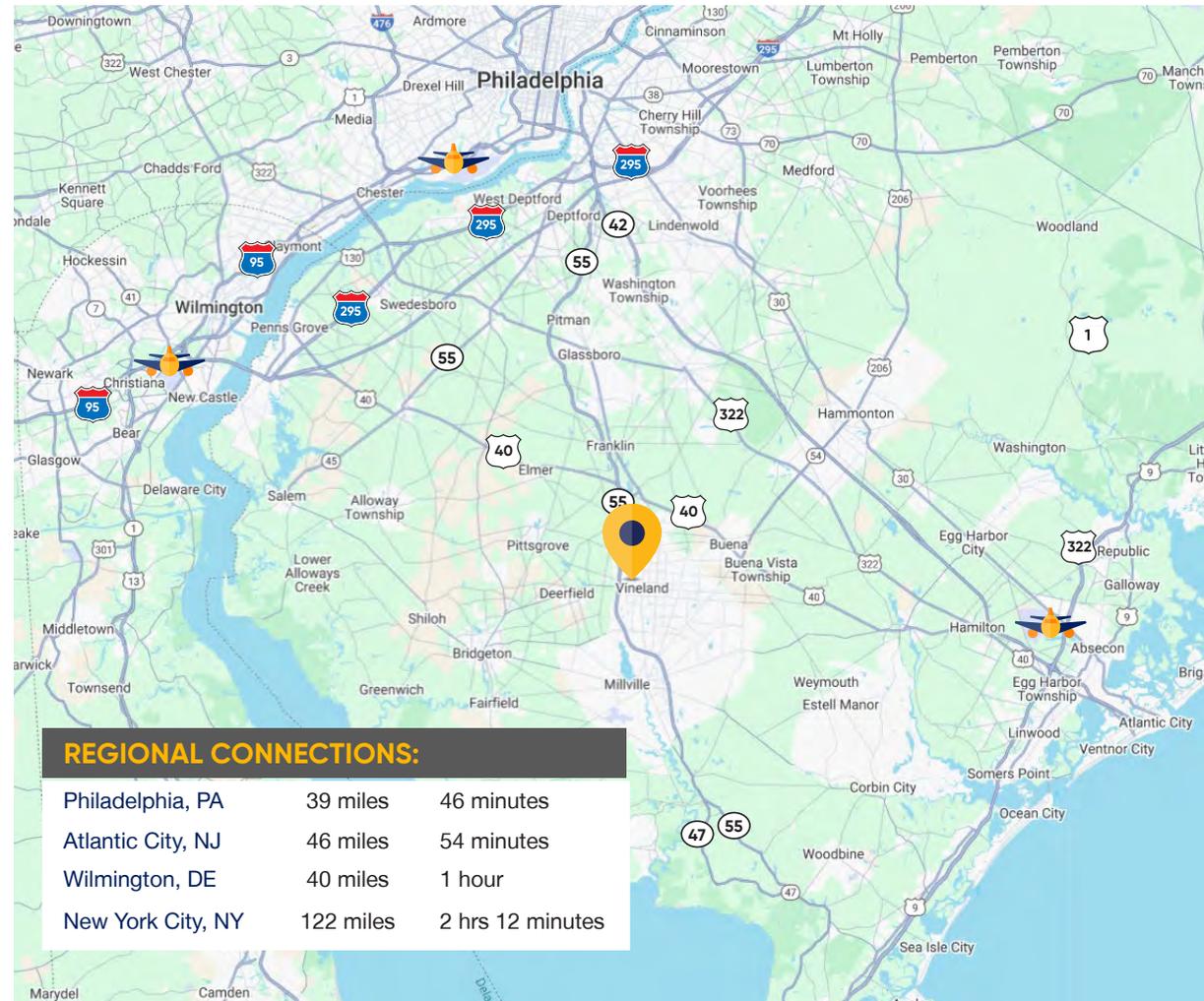
Overview

PRIME MANUFACTURING HUB WITH REGIONAL ACCESSIBILITY

- Situated with direct access to Route 55
- Leveraging the region's strong interstate highway system, intermodal terminals, airports, and parcel hubs allows users to gain an advantage in their manufacturing and supply chain.

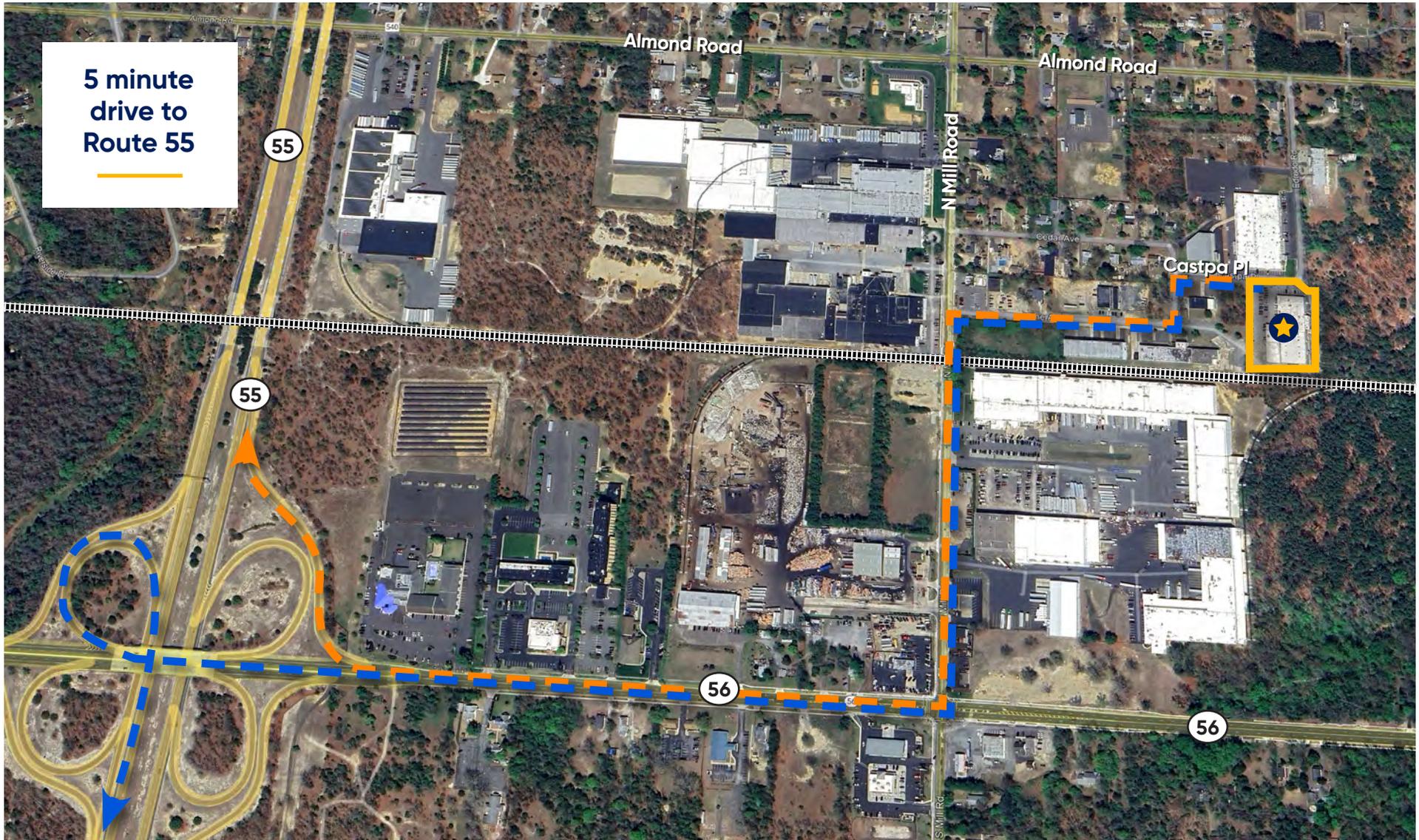
VINELAND/BRIDGETON SUBMARKET

- The Vineland/Bridgeton submarket offers buyers a unique combination of growth potential, affordability, and strong fundamentals, making it an attractive choice for industrial users seeking long-term value.
- 120,000 SF of industrial space is currently under construction, signaling confidence and continued investment in the area.
- While the current vacancy rate of 7.2% is slightly above historical averages, this reflects recent 420,000 SF of new deliveries, positioning the market for absorption and long-term stability.



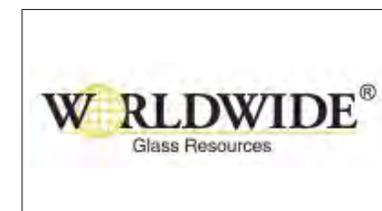
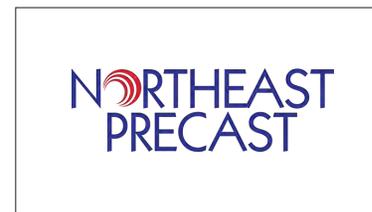
LOCATION/MARKET HIGHLIGHTS

Highway Access



LOCATION/MARKET HIGHLIGHTS

Industrial Tenant Base



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OFFERING PROCESS

OFFERING PROCESS



EXCLUSIVE REPRESENTATION

Cresa is exclusively representing the seller in this transaction.

OFFER REQUIREMENT

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for the inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of the purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

COMMUNICATION

All communications, inquiries and requests should be addressed to the Cresa Team, as representatives of the Seller.



1649 CASTPA PLACE VINELAND, NJ



For additional information regarding this opportunity, please contact our team.

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