





GRADE LEVEL LOADING



DESIRABLE BUILDOUT







ADDRESS:	2621-2665 Ariane Drive
SUBMARKET:	Morena
LOADING:	Grade Level Loading
PARKING:	3.15/1,000 RSF

ZONING:	IP-2-1
WAREHOUSE CLEAR HEIGHT:	11′
WATER & SEWERAGE SERVICE:	San Diego Water District
ELECTRICAL SERVICE:	San Diego Gas & Electric

MT SOLEDAD BUSINESS PARK

SUITES FOR LEASE

2621-2637 ARIANE DRIVE, 2665 ARIANE DRIVE

100% LEASED

2639-2657 ARIANE DRIVE

100% LEASED

2649-2651 ARIANE DRIVE

SUITE 2649-2651 4,470 SF

\$2.30 PSF Gross + Electric Available Now



649

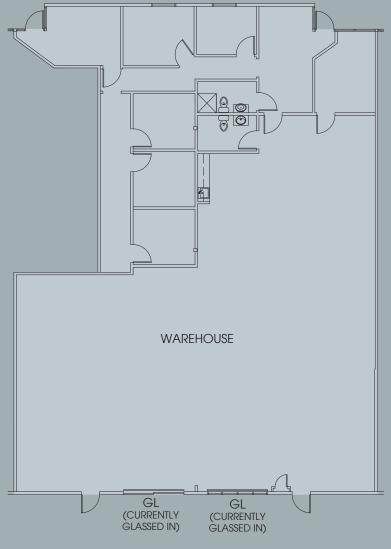
DETAILS

- 4,470 SF
- Industrial/ Flex Suite
- \$2.30 PSF Gross + Electric
- 2 Grade Level Loading Doors
- Available Now
- Spec plan construction currently underway



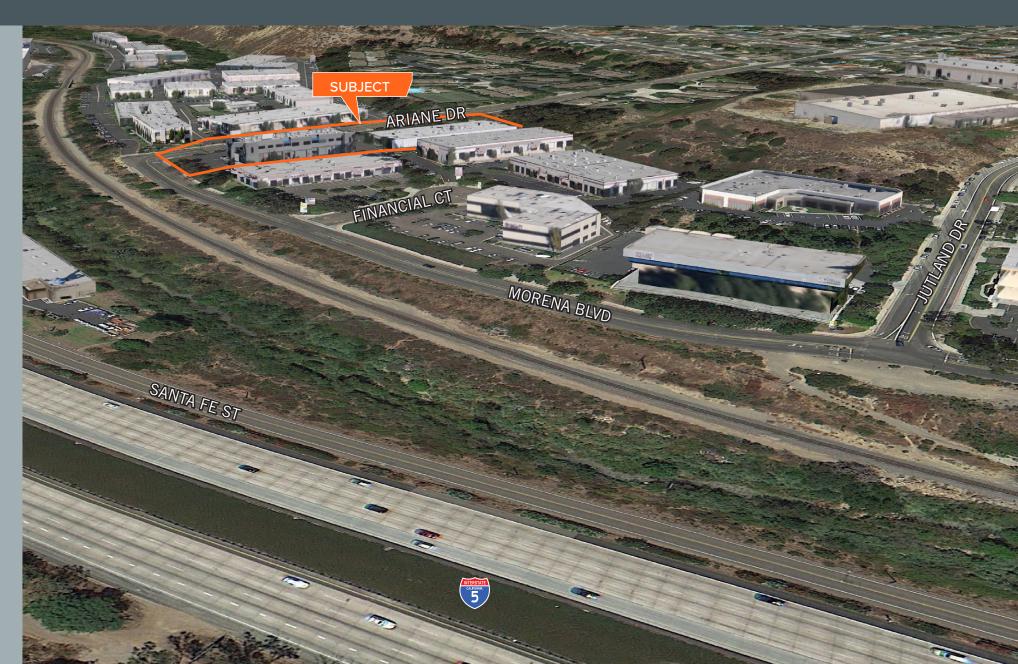
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SPEC PLAN



* FLOOR PLAN TO BE VERFIED

MT SOLEDAD BUSINESS PARK















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