

MT SOLEDAD BUSINESS PARK



2621-2665 ARIANE DRIVE
SAN DIEGO, CA 92117



IDEAL
LOCATION



GRADE LEVEL
LOADING



DESIRABLE
BUILDOUT



STRONG
DEMOGRAPHICS



NEARBY
AMENITIES



MT SOLEDAD BUSINESS PARK

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

SUITE 200-206

900 SF –
6,487 SF

\$1.75 PSF Gross + Electric
Available Now

SUITE 207

1,614 SF

\$1.75 PSF Gross + Electric
Available 10/1/2026

2639-2657 ARIANE DRIVE

SUITE 2639-2641

1,800 SF

\$2.30 PSF Gross + Electric
Available 10/1/2026

2649-2651 ARIANE DRIVE

SUITE 2649-2651

3,435 SF

\$2.30 PSF Gross + Electric
Available Now

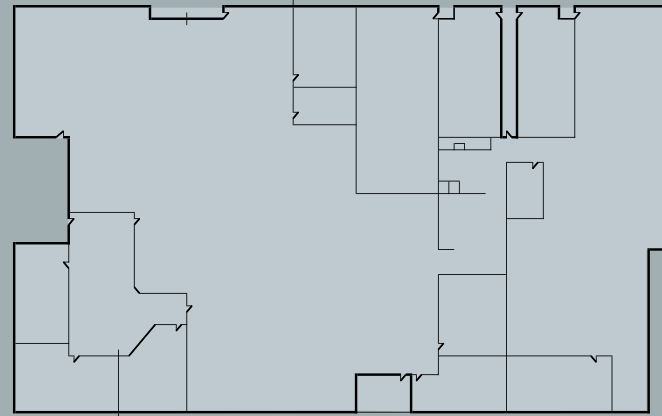


2665 ARIANE DRIVE, SUITE 200-206
SUITE 2665

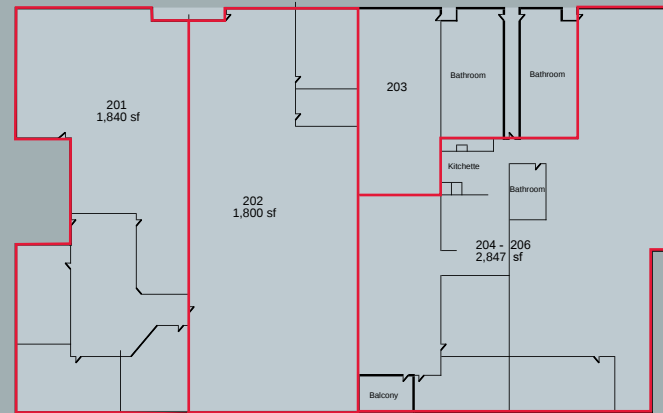
DETAILS

- 900 SF – 6,487 SF
- Office Suite
- \$1.75 PSF Gross + Electric
- Details Pending
- Available Now
- Divisible to 900 SF, 1,470 SF and 1,800 SF suites

MT SOLEDAD BUSINESS PARK



OPTION 1 - 6,487 SF



OPTION 2 - 1,800 SF - 2,847 SF



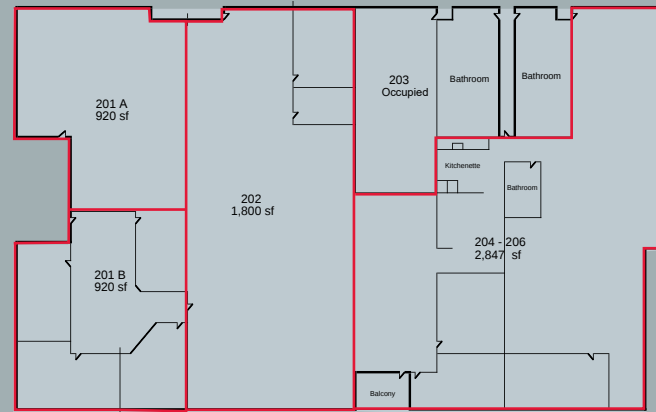
* FLOOR PLANS TO BE VERIFIED

2665 ARIANE DRIVE, SUITE 200-206 SUITE 2665

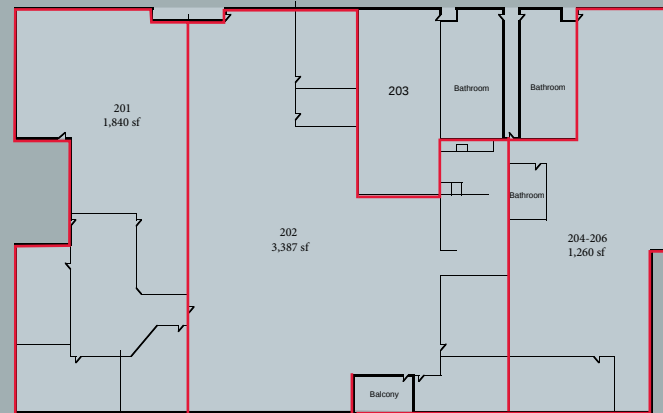
DETAILS

- 900 SF – 6,487 SF
- Office Suite
- \$1.75 PSF Gross + Electric
- Details Pending
- Available Now
- Divisible to 900 SF, 1,470 SF and 1,800 SF suites

MT SOLEDAD BUSINESS PARK



OPTION 3 - 920 SF - 2,847 SF



OPTION 4 - 1,260 SF - 3,387 SF

* FLOOR PLANS TO BE VERIFIED



2665 ARIANE DRIVE, SUITE 207

SUITE 2665

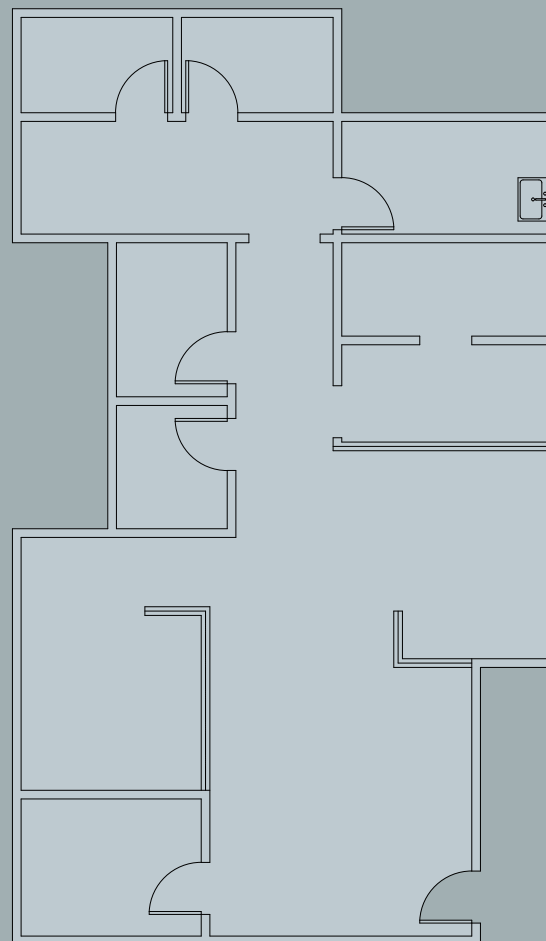
DETAILS

- 1,614 SF
- Office Suite
- \$1.75 PSF Gross + Electric
- Available 10/1/2026



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AS-IS PLAN



* FLOOR PLAN TO BE VERIFIED

2639-2641 ARIANE DRIVE

SUITE 2639

DETAILS

- 1,800 SF
- Industrial/ Flex Suite
- \$2.30 PSF Gross + Electric
- Details Pending
- Available 10/1/2026

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FLOOR PLAN
PENDING



2649-2651 ARIANE DRIVE

SUITE 2649

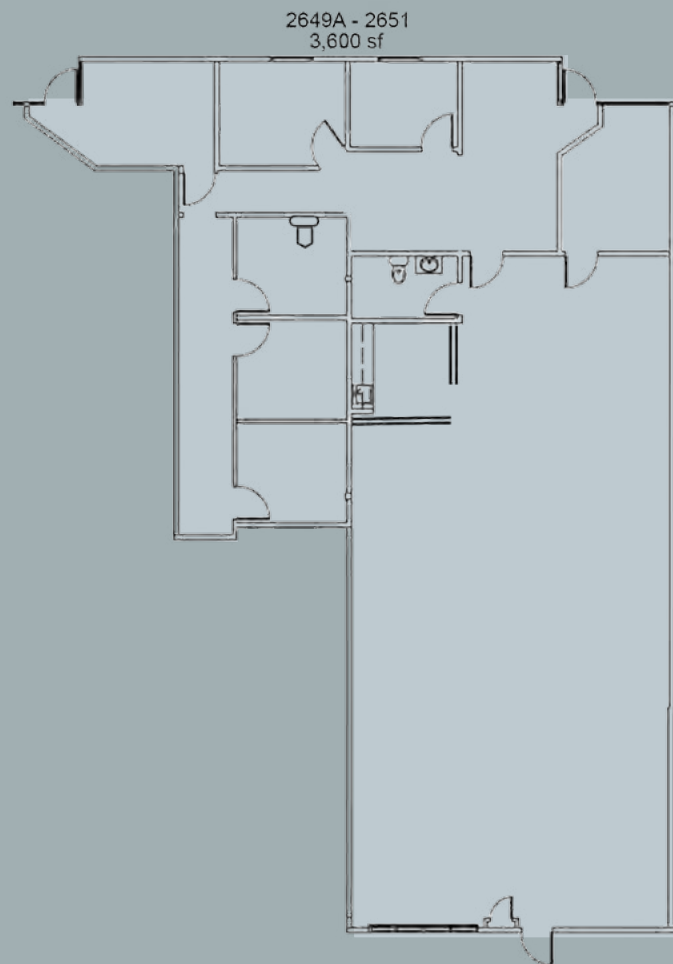
DETAILS

- 3,435 SF
- Industrial/ Flex Suite
- \$2.30 PSF Gross + Electric
- 1 Grade Level Loading Door
- Available Now
- Spec plan construction currently underway



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OPTION 1 - 3,600 SF



* FLOOR PLANS TO BE VERIFIED

2649-2651 ARIANE DRIVE

SUITE 2649

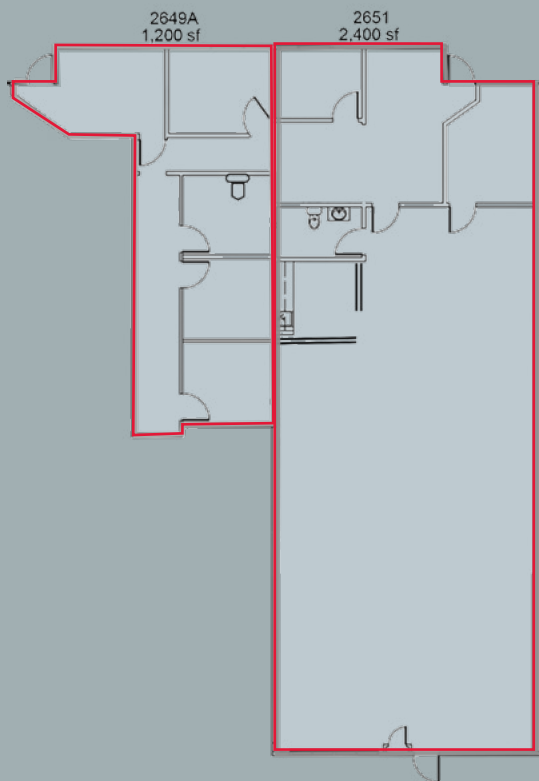
DETAILS

- 3,435 SF
- Industrial/ Flex Suite
- \$2.30 PSF Gross + Electric
- 1 Grade Level Loading Door
- Available Now
- Spec plan construction currently underway

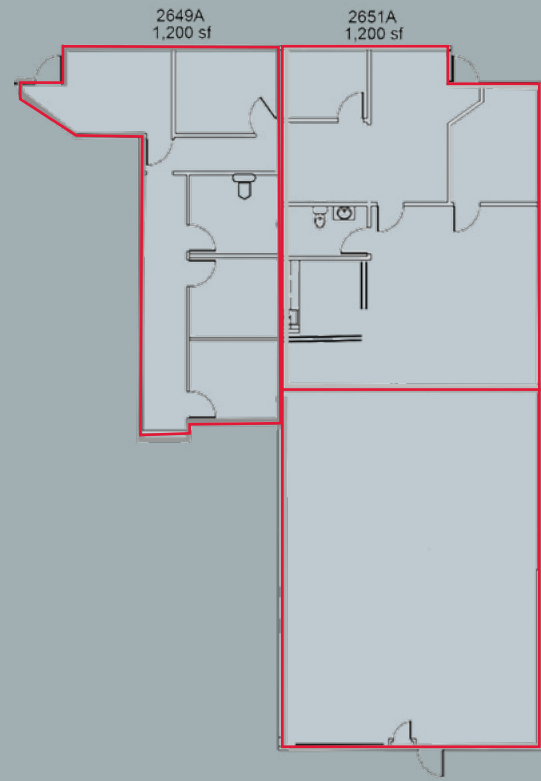


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OPTION 2 -
1,200 SF OR 2,400 SF

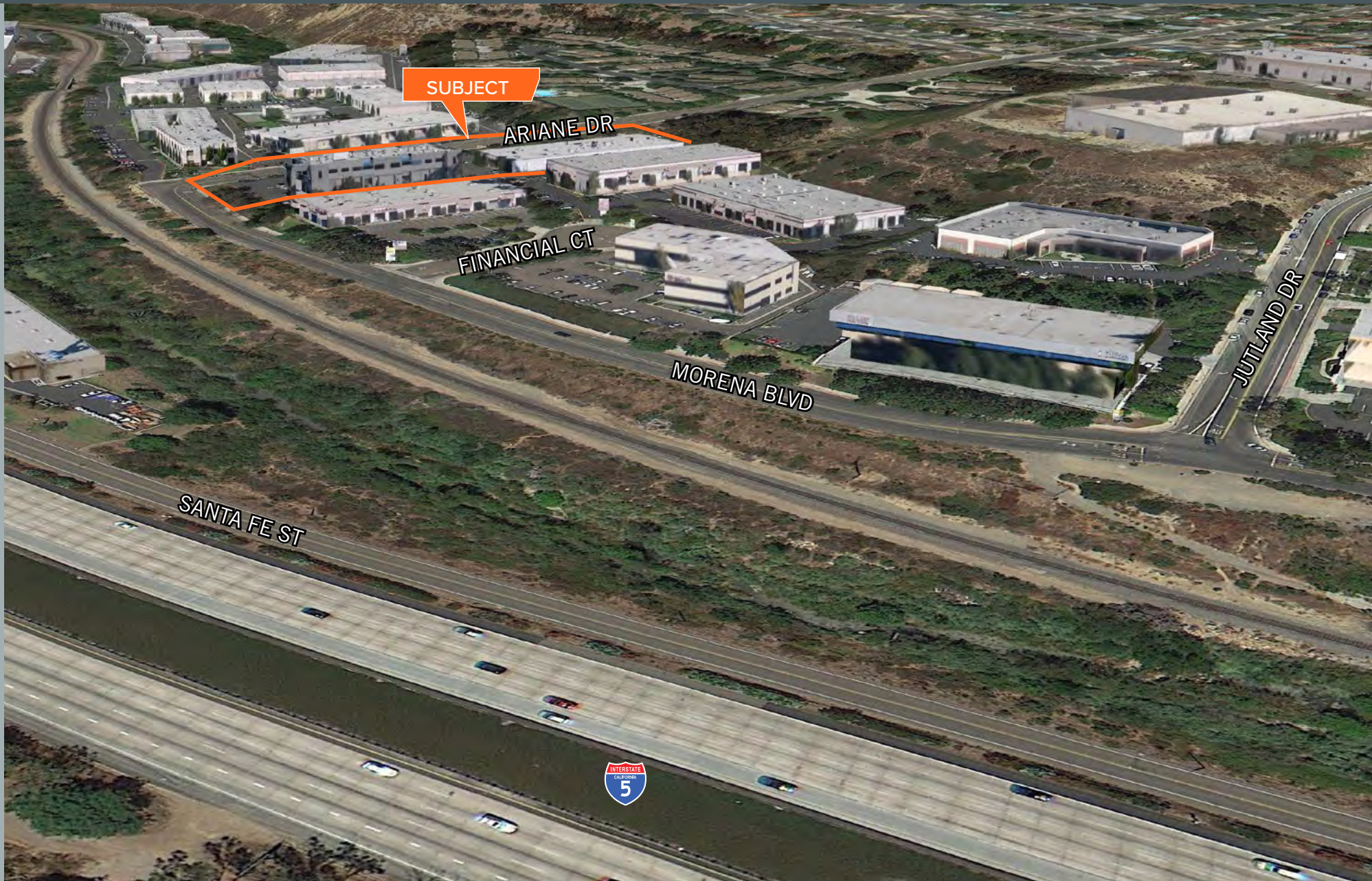


OPTION 3 -
1,200 SF SUITES



* FLOOR PLANS TO BE VERIFIED

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