

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive
Arlington, TX 76018

Industrial For Lease

19,240 - 148,327 SF



Leasing Information:
214.740.3300

Lincoln

Michael Peinado
214.354.1668
mpeinado@lpc.com

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

www.lpc.com

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018

Industrial For Lease

19,240 - 148,327 SF



Property Highlights

- New construction
- Available spaces range in size from 19,240 SF to 148,327 SF
- R-30 roof insulation
- Interior perimeter tilt walls will be painted white
- Dock high and grade level loading
- Ample parking available
- Direct accessibility going east and west on I-20 via Matlock Road
- Access to strong labor nearby
- Adjacent to Arlington Municipal Airport
- Quality and abundant restaurants nearby

Availabilities

			Lease Rate	Date Available
Bldg 2 - 407 E. Embercrest Drive	22,680 - 148,327 SF	Negotiable	March 2026	
Bldg 3 - 409 E. Embercrest Drive	19,240 - 77,800 SF	Negotiable	March 2026	

Michael Peinado

214.354.1668
mpeinado@lpc.com

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

Lincoln

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018

	BUILDING 1	BUILDING 2	BUILDING 3
SIZE/SF	250,675	148,327	77,800
CLEAR HEIGHT	36'	32'	28'
SPRINKLER	ESFR	ESFR	ESFR
BAY DEPTH	420'	210'	185'
TRUCK COURT DEPTH	138-185'	125-180'	130'
LOADING	Cross dock	Front park/rear load	Front park/rear load
OVERHEAD DOORS	(53) 9' x 10' dock high doors (4) 12' wide concrete ramps at 12'x14' overhead door	(35) 9' x 10' dock high doors (2) 12' wide concrete ramps at 12'x14' overhead door	(22) 9' x 10' dock high doors (2) 12' wide concrete ramps at 12'x14' overhead door
PARKING	221	276	121 (+27 FUTURE)
TRAILER PARKING	29	31	17
INSULATION	R-30	R-30	R-30
LEVELERS/SEALS	(8) 40,000 lb	(4) 40,000 lb	(4) 40,000 lb

Michael Peinado
214.354.1668
mpeinado@lpc.com

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

Lincoln

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018



Michael Peinado

214.354.1668
mpeinado@lpc.com

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

Lincoln

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018

Site Plan

19,240 - 148,327 SF



Michael Peinado

214.354.1668
mpeinado@lpc.com

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

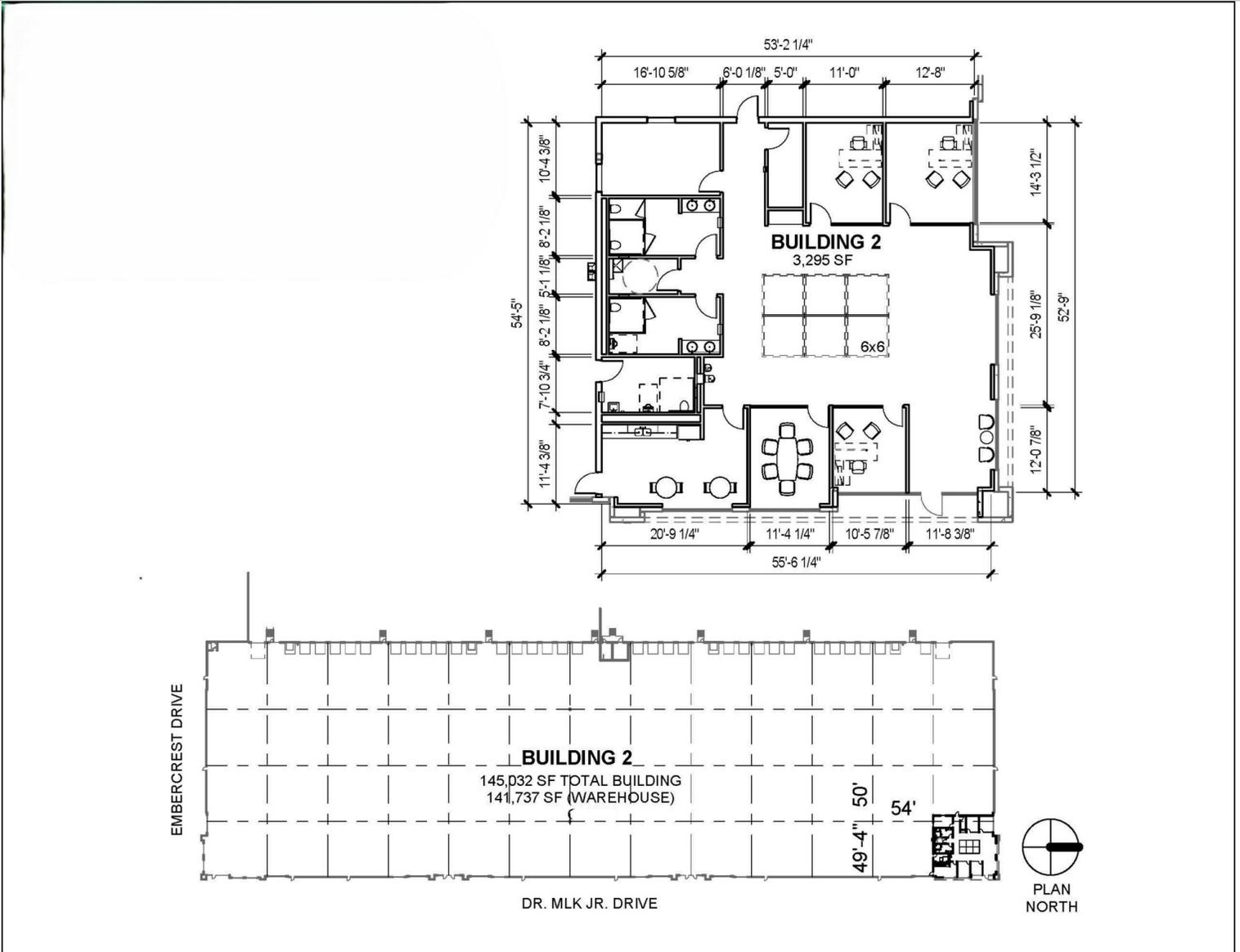
Lincoln

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018

Building 2

22,680 - 148,327 SF



Suite	Size	Lease Rate	Description
Bldg 2 - 407 E. Embercrest Drive	22,680 - 148,327 SF	Negotiable	Available March 2026

Michael Peinado 214.354.1668 mpeinado@lpc.com	Tom Kuhlmann 214.502.4985 tkuhlmann@lpc.com	Gil Stroube 214.632.7430 gstroube@lpc.com	Doak Dozier 682.429.3606 ddozier@lpc.com	Michael Peinado Jr. 214.435.8887 mpeinadojr@lpc.com
--	--	--	---	--

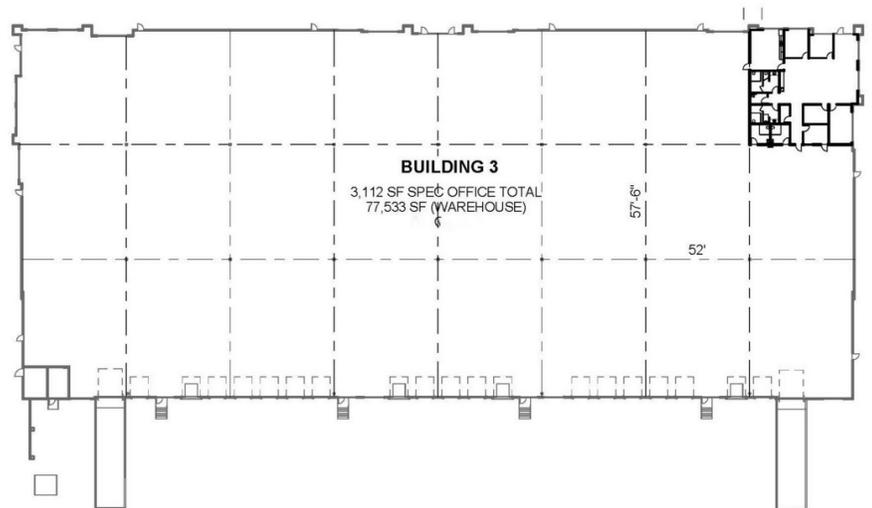
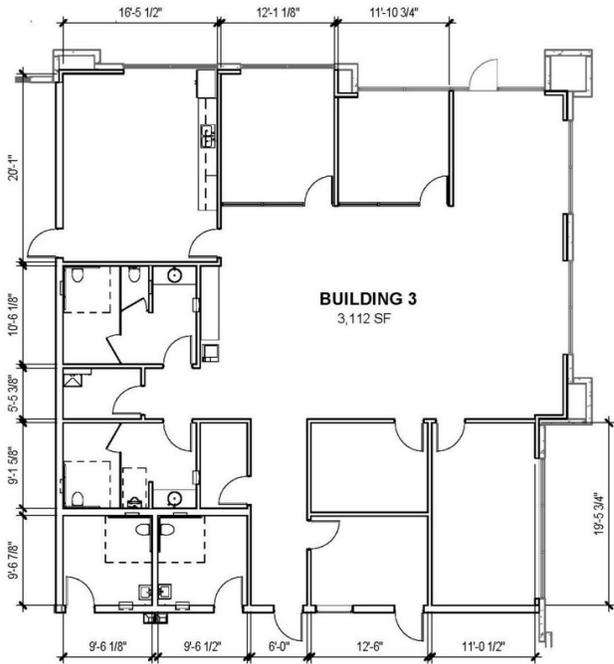


ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018

Building 3

19,240 - 77,800 SF



Suite	Size	Lease Rate	Description
Bldg 3 - 409 E. Embercrest Drive	19,240 - 77,800 SF	Negotiable	Available March 2026

Michael Peinado
214.354.1668
mpeinado@lpc.com

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

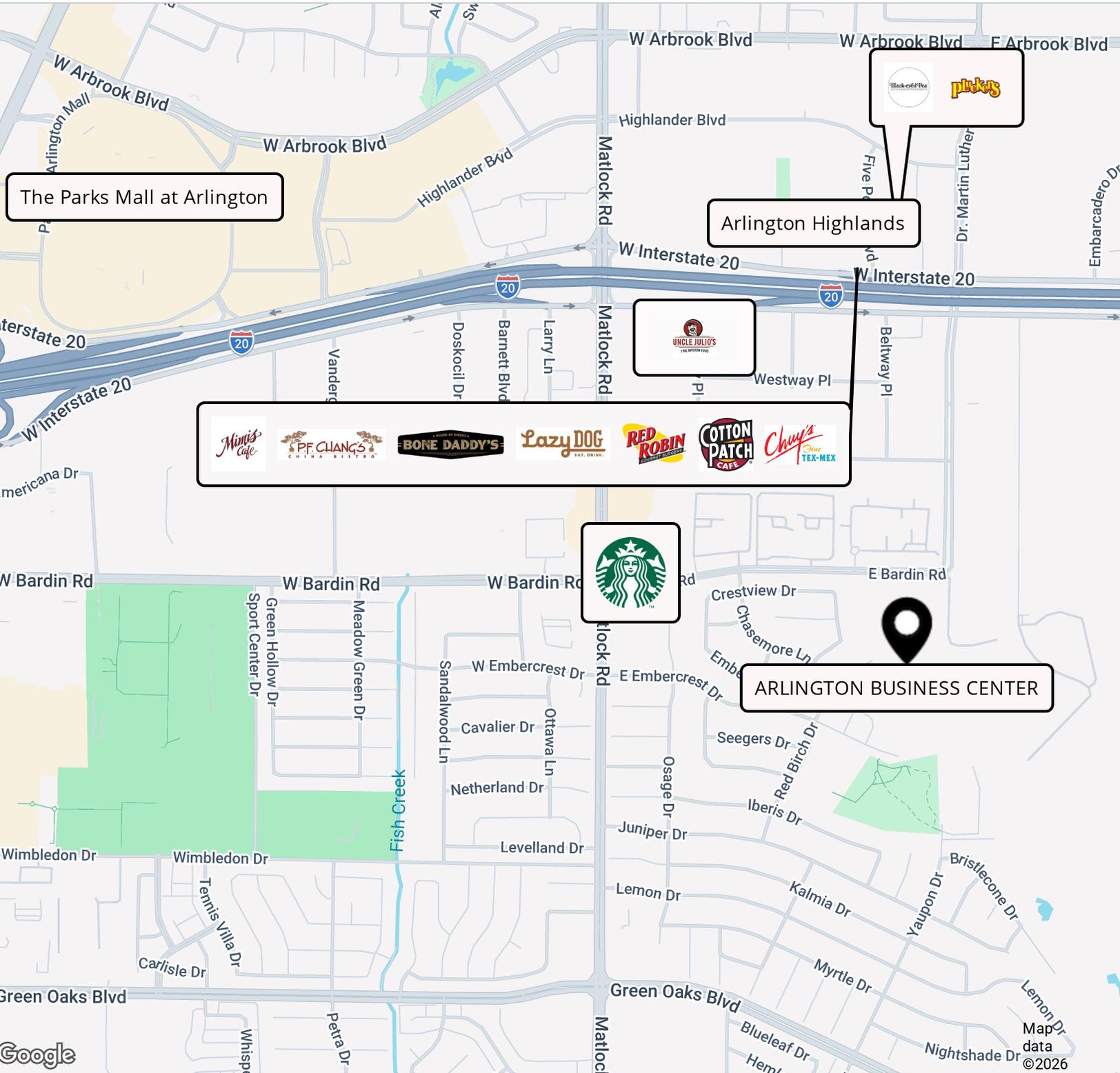
Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadjr@lpc.com

Lincoln

ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive |
Arlington, TX 76018



Michael Peinado

214.354.1668
mpeinado@lpc.com

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

Lincoln



ARLINGTON BUSINESS CENTER

410 E. Bardin Road + 407 and 409 E. Embercrest Drive
Arlington, TX 76018

Leasing Information:
214.740.3300

Michael Peinado
214.354.1668
mpeinado@lpc.com

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

**Michael Peinado
Jr.**
214.435.8887
mpeinadojr@lpc.com

Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

www.lpc.com