

ARLINGTON BUSINESS CENTER

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

Industrial For Lease

77,800 - 250,675 SF



Leasing Information:
214.740.3300

Lincoln

Michael Peinado
214.740.3356
mpeinado@lpc.com

Tom Kuhlmann
214.740.3363
tkuhlmann@lpc.com

Gil Stroube
214.740.3427
gstroube@lpc.com

Doak Dozier
214.740.3574
ddozier@lpc.com

Michael Peinado Jr.
214.740.3425
mpeinadojr@lpc.com

Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com

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Property Highlights

- New construction
- Available spaces range in size from 22,680 SF to 250,675 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

Bldg 1 - 410 E. Bardin Road	250,675 SF	Negotiable	3/2026
Bldg 2 - 407 E. Embercrest Drive	148,327 SF	Negotiable	4/2026
Bldg 3 - 409 E. Embercrest Drive	77,800 SF	Negotiable	7/2026

Lease Rate

Date Available

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	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

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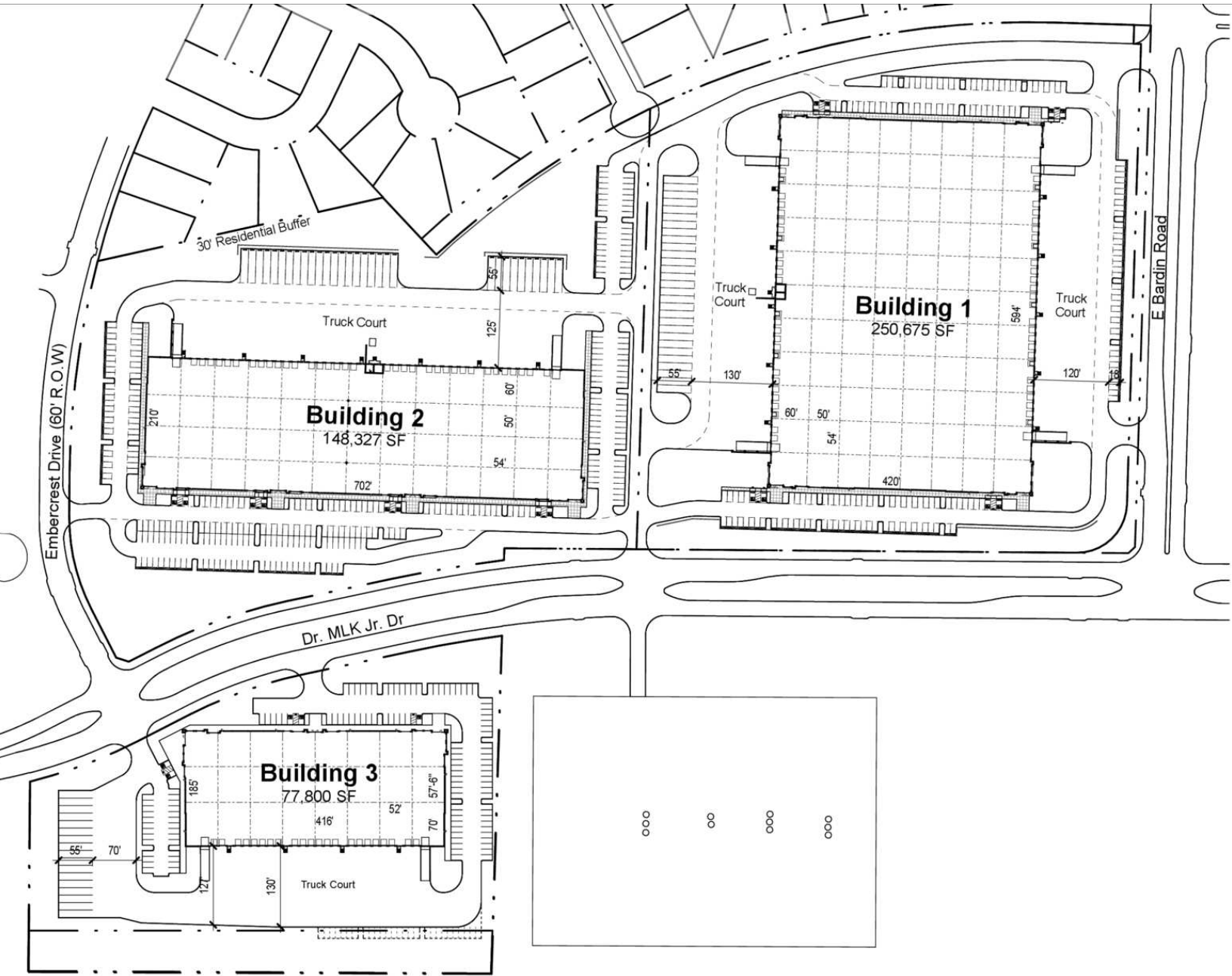
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Site Plan

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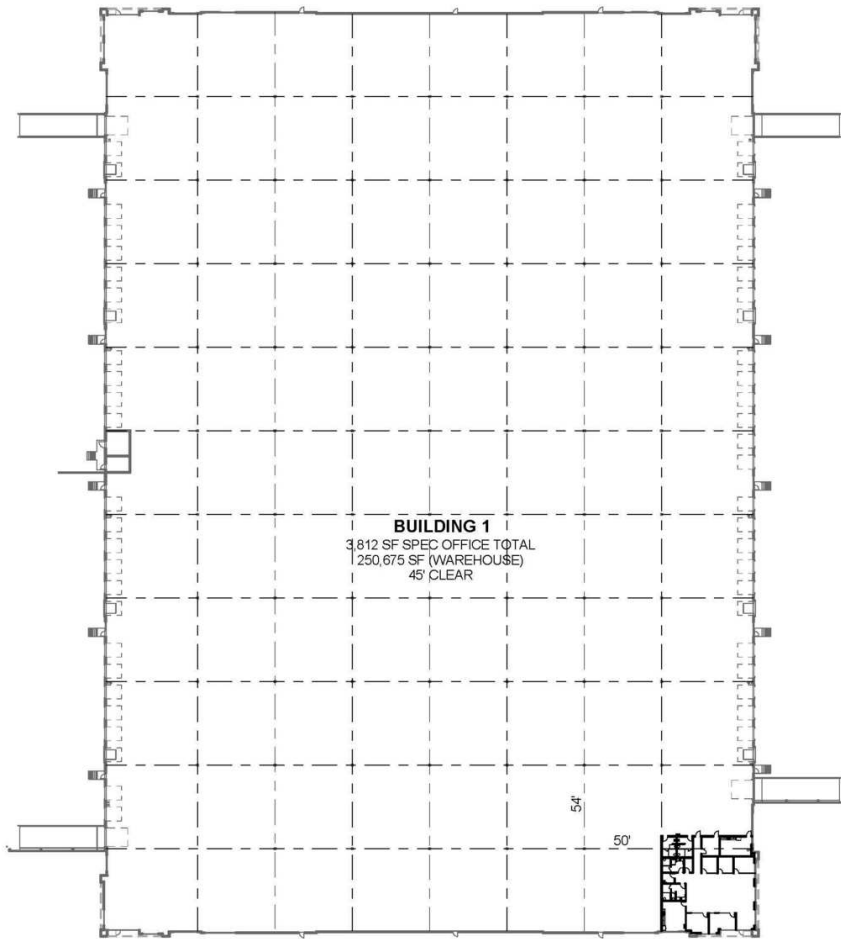
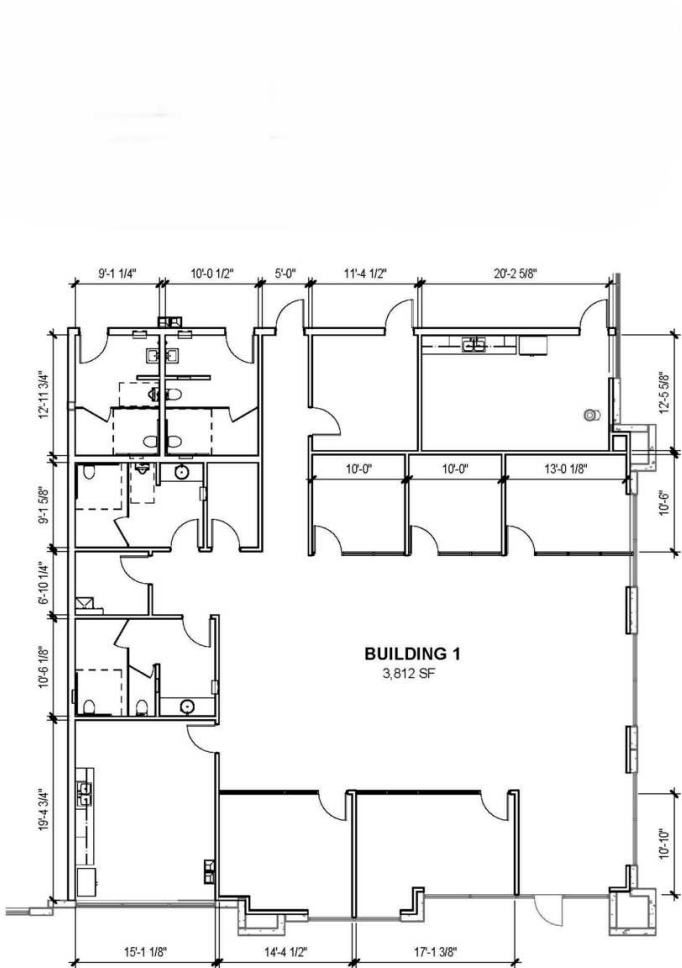
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Building 1
250,675 SF



Suite	Size	Lease Rate	Description
Bldg 1 - 410 E. Bardin Road	250,675 SF	Negotiable	Available March 2026

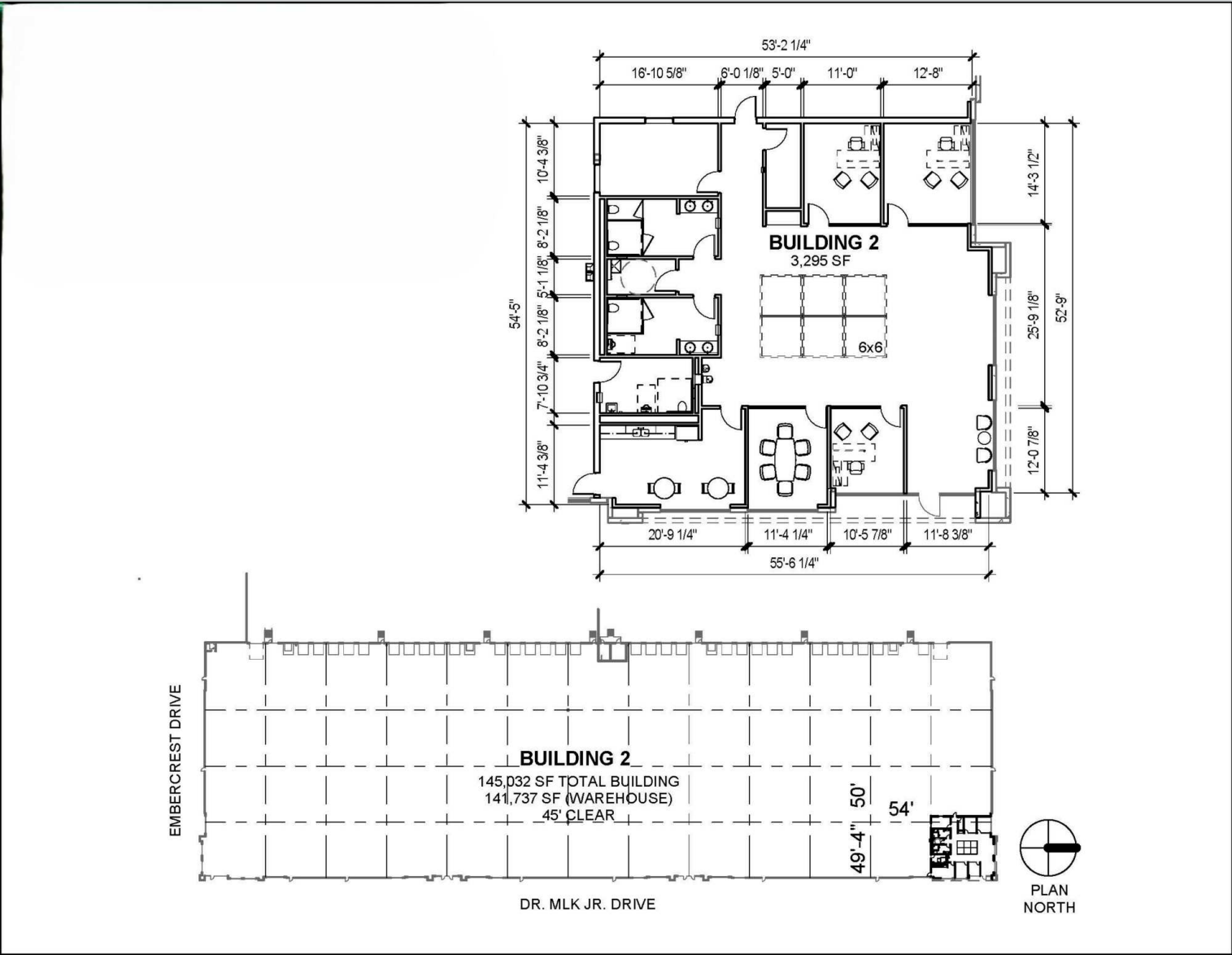
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Building 2
148,327 SF



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

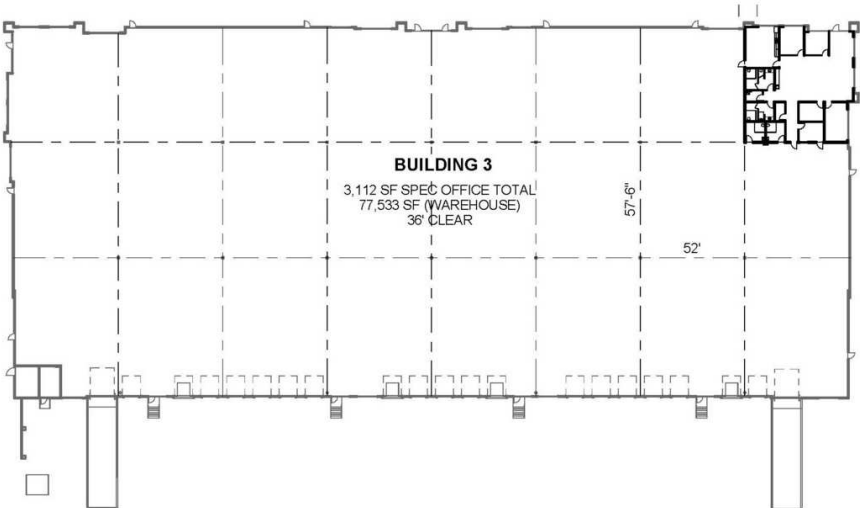
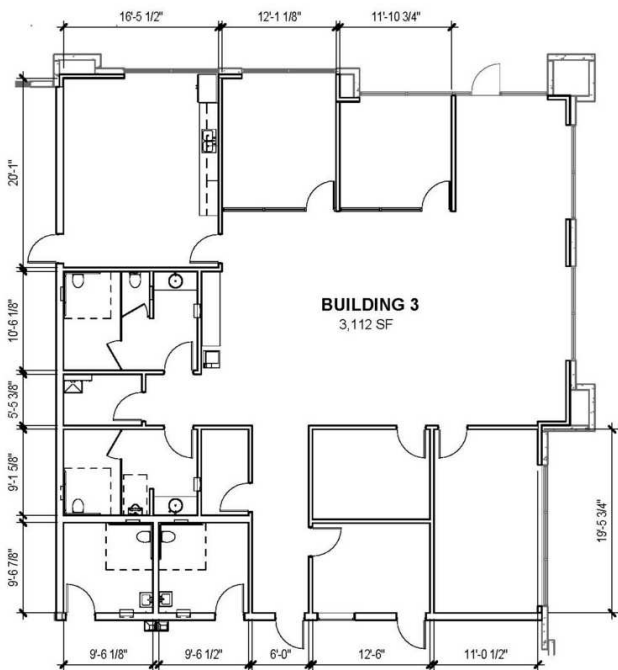
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Building 3
77,800 SF



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

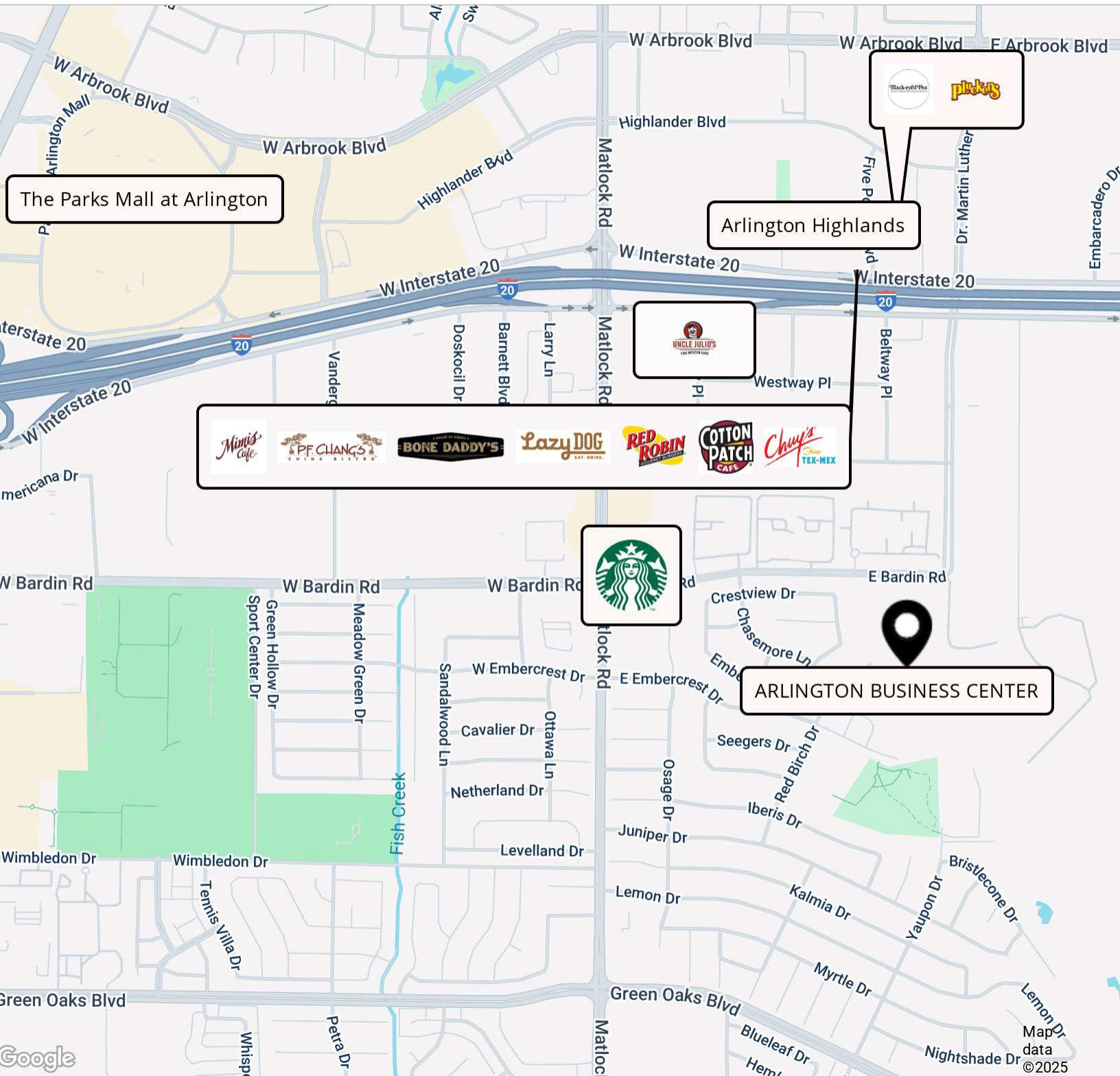
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Nearby Amenities



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