

# SWISHER BUSINESS CENTER

212 Swisher Road  
Lake Dallas, TX 75065

## Industrial For Lease

122,368 SF



Leasing Information:  
214.740.3300

**Michael Peinado**  
214.354.1668  
mpeinado@lpc.com

**Gil Stroube**  
214.632.7430  
gstroube@lpc.com

**Tom Kuhlmann**  
214.502.4985  
tkuhlmann@lpc.com

# Lincoln

8111 Douglas Avenue  
Suite 600  
Dallas, TX 75225

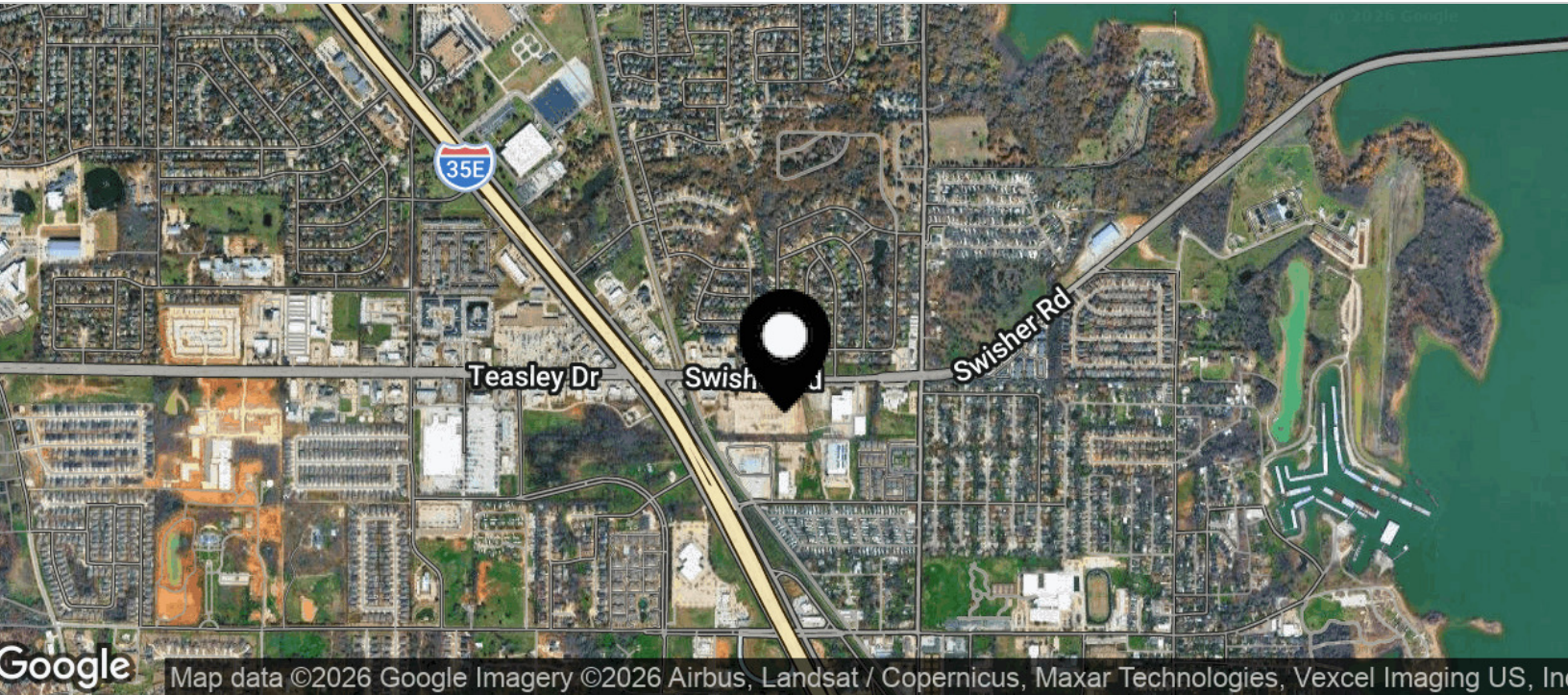
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## Property Highlights

- Building shell delivers June 2026
- 32' clear height | 120' truck court
- 96 car parking spaces | 12 trailer parking spaces
- 22 - 9' x 10' dock high doors
- 2 - 12' x 14' ramped doors
- 4 - Dock packages
- 2500A tap can and wireway
- R25 Insulation
- ESFR sprinkler system
- Interior warehouse wall surfaces will be painted white and columns will be painted yellow
- Immediate accessibility via Swisher Road with new traffic light to be installed at Briar Oaks and Swisher
- Strategic location between Dallas and Fort Worth easy access to both markets

## Availabilities

Building 1

## SF

122,368 SF

## Lease Rate

Negotiable

## Date Available

June 2026

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**Site Plan**  
122,368 SF



Suite	Size	Lease Rate	Description
Building 1	122,368 SF	Negotiable	22 - 9'x10' dock doors 2 - 12' x 14' ramp doors 96 car parks 13 trailer parks

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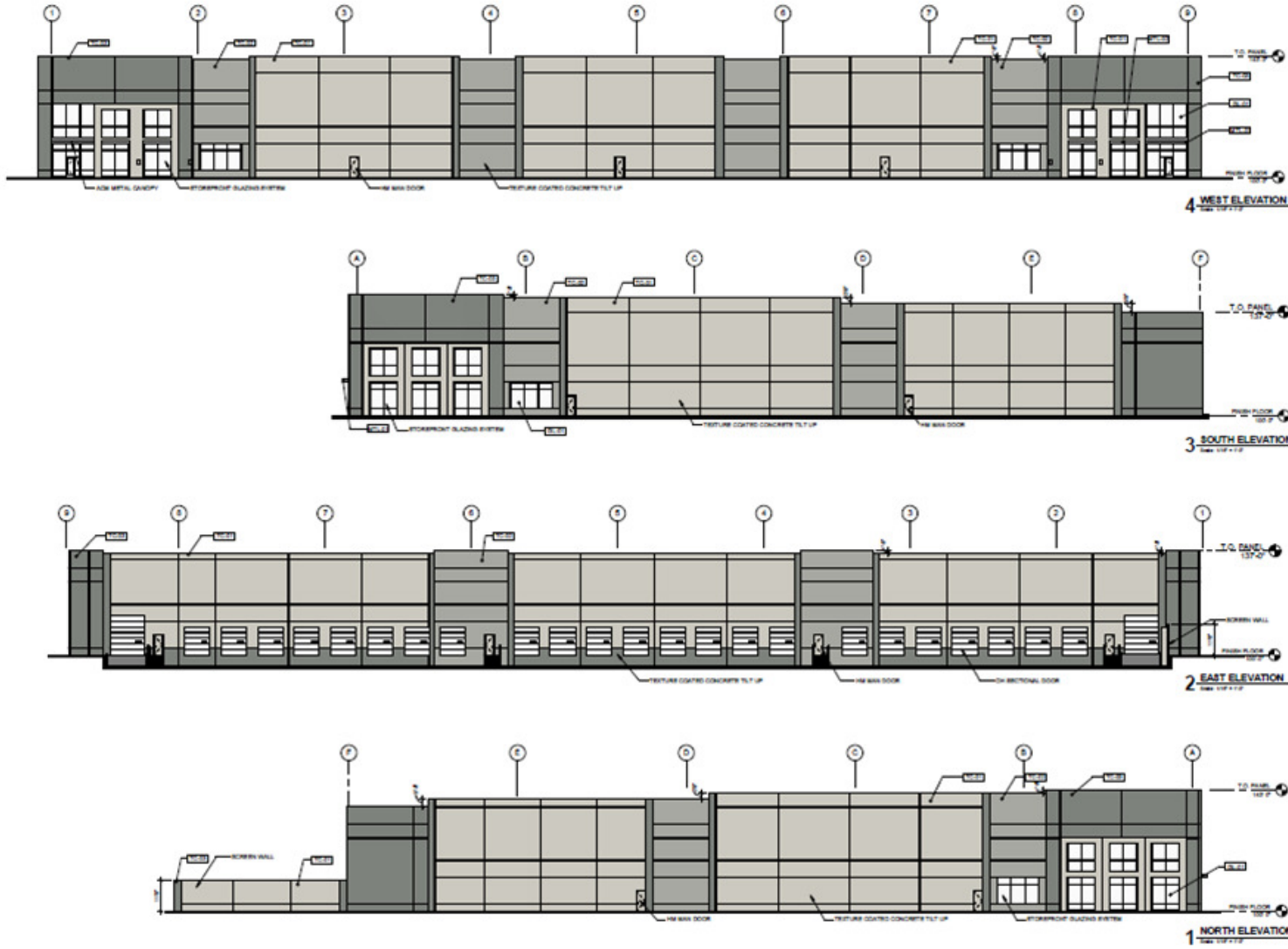
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Elevations

122,368 SF



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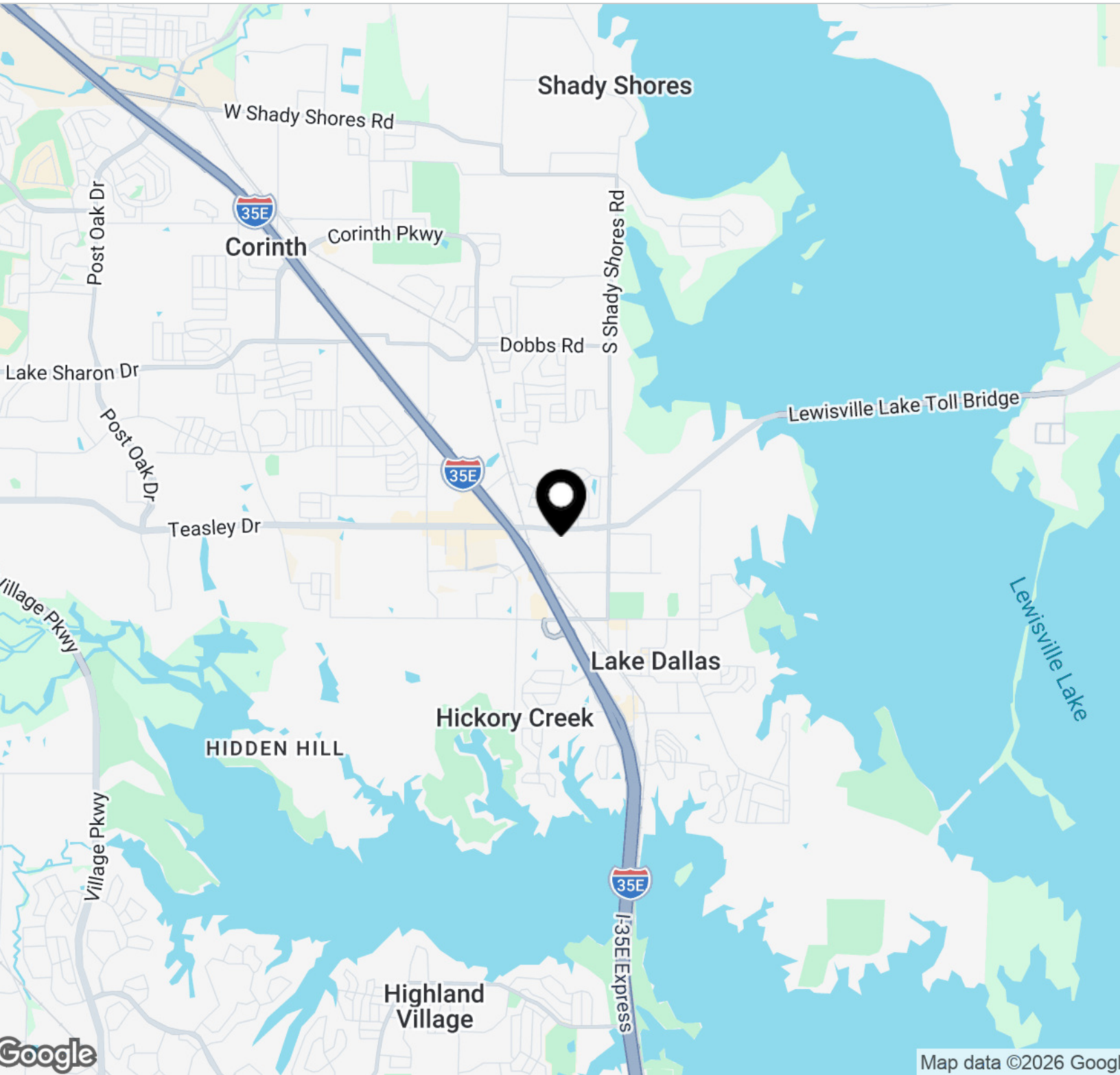
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Nearby Amenities

122,368 SF



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