

# 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

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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     |

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|                   | <b>BUILDING 1</b>   | <b>BUILDING 2</b>   | <b>BUILDING 3</b>   |
|-------------------|---|---|---|
| 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<br><br>(4) 12' wide concrete ramps at 12'x14' overhead door | (35) 9' x 10' dock high doors<br><br>(2) 12' wide concrete ramps at 12'x14' overhead door | (22) 9' x 10' dock high doors<br><br>(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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## Site Plan

19,240 - 148,327 SF



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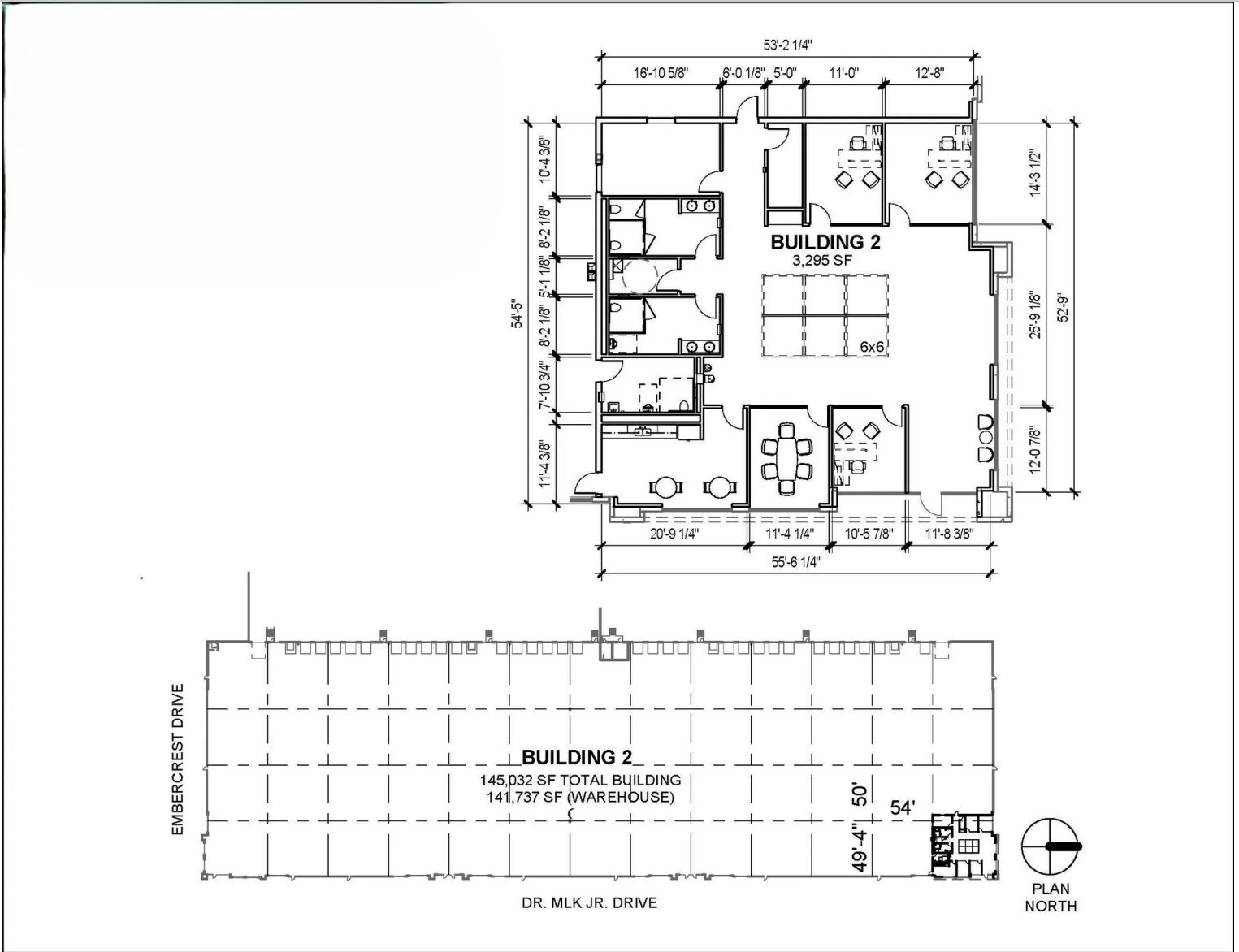
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# Building 2

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 |

|  |  |  |   |  |
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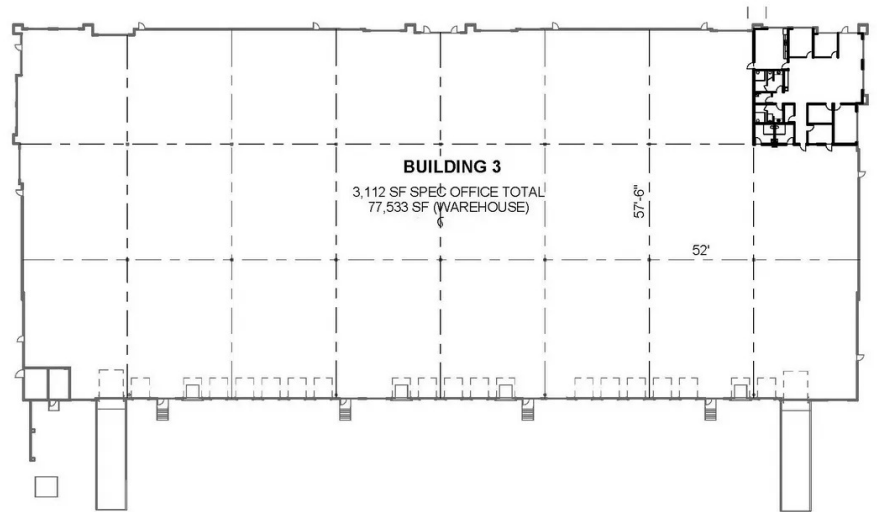
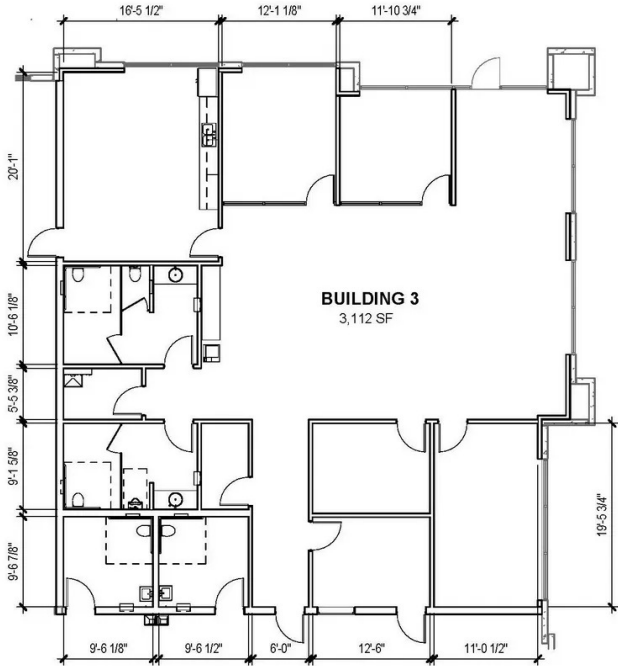


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## Building 3

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 |

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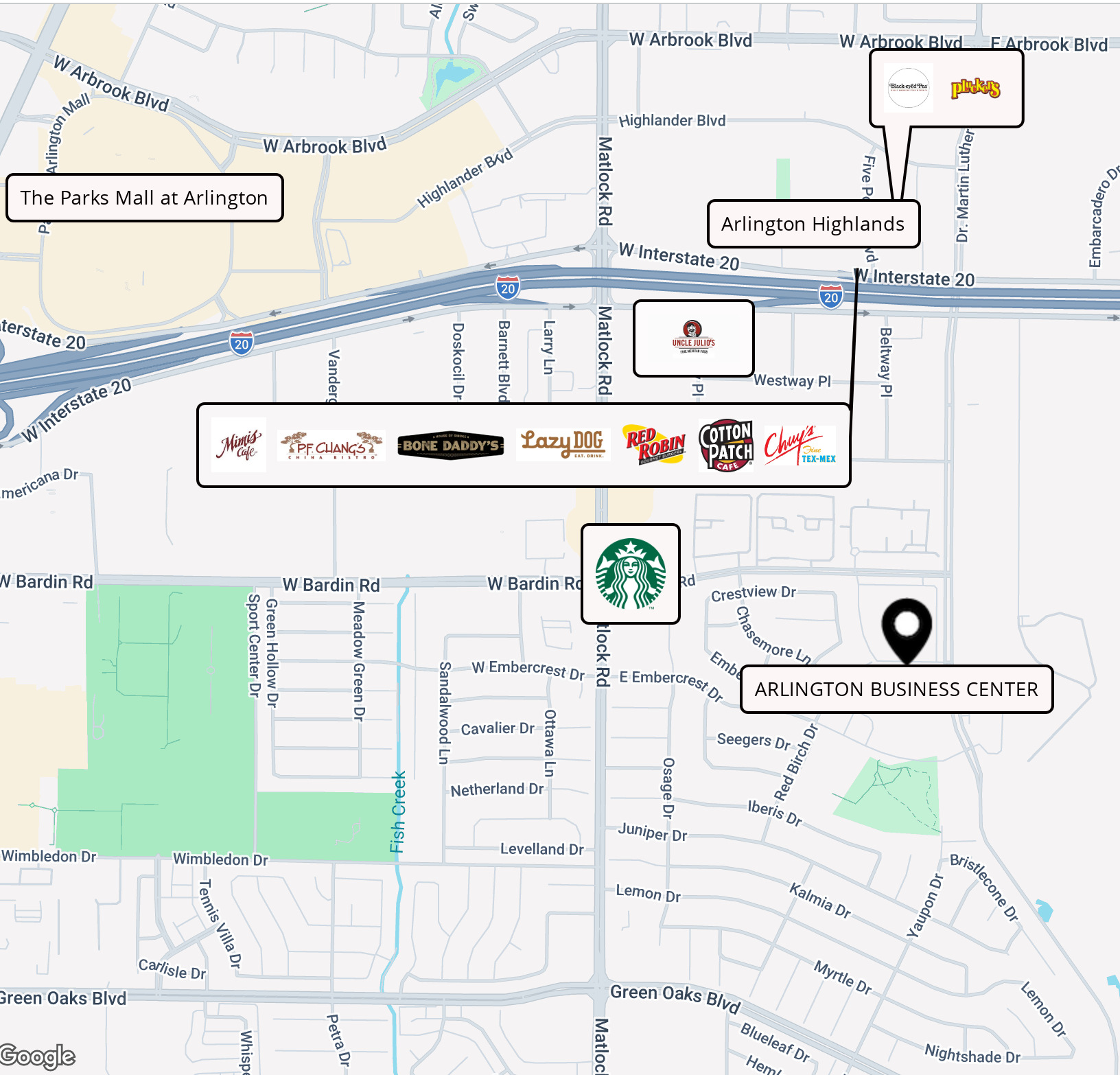
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