

CM TECH RIDGE

301 W Howard Lane
Austin, Texas 78753

301

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CM Tech Ridge stands as one of Austin's most substantial and power-rich business park developments, offering an impressive 660,000 square feet of modern industrial space across two buildings on an expansive 72+ acre campus.

CM Tech Ridge provides flexibility to accommodate business of all sizes from growing enterprises to major corporate operations.

KEY CAMPUS FEATURES



Direct access to I-35, TX-45 and TX-130 for seamless regional distribution



Adaptable configurations supporting diverse operational requirements



Ample Parking with room to expand



Tech Corridor location - minutes from Dell, Samsung, Apple and IBM campuses



1 Building 1

Address: 201 W Howard Lane, Austin, TX 78753
Total Building Size: 363,488 SF complex
Year Built: 1999
Lot Size: 28.57 Acre
Building Type: Flex
Clear Height: ±36'
Truck Court: 120' - 180'
Parking: 909

2 Building 2

Address: 301 W Howard Lane, Austin, TX 78753
Total Building Size: 296,521 SF complex
Available Space: 30,314 SF
Lot Size: 32.39 Acre
Building Type: Flex
Clear Height: ±30'
Truck Court: 120' - 180'
Parking: 1,352

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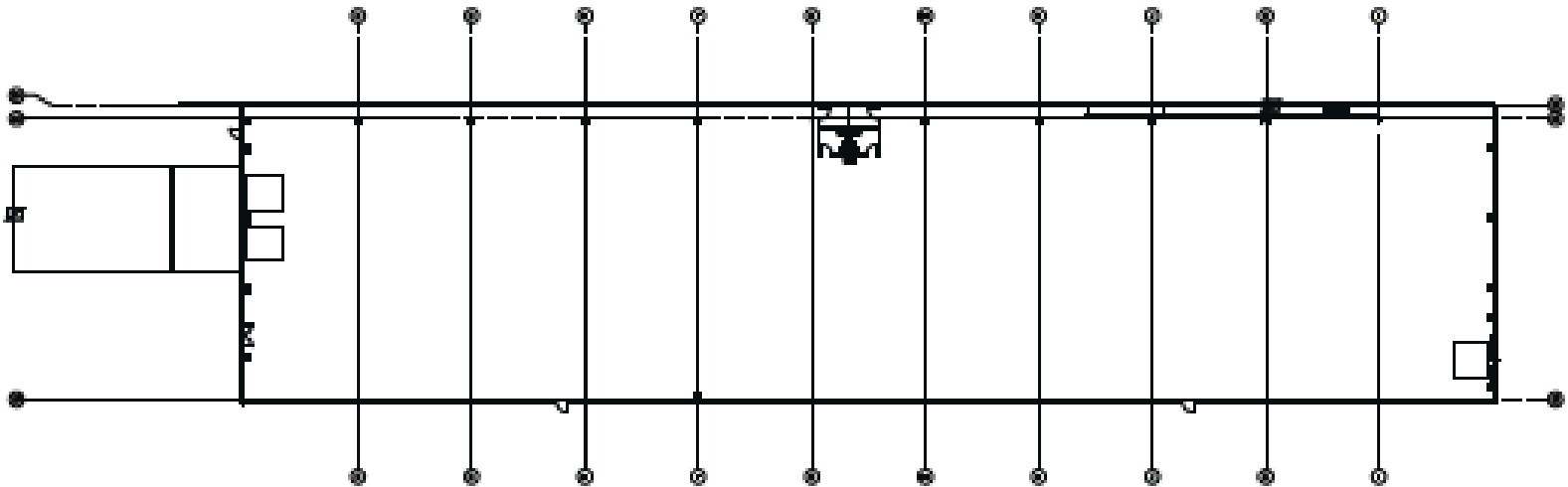
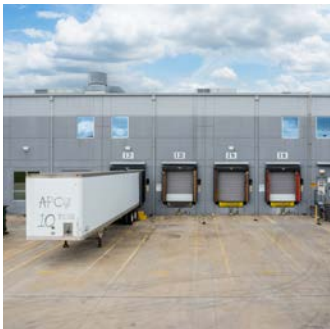
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CM TECH RIDGE

BUILDING 2, SUITE 400 ± 30,314 SF BULK WAREHOUSE

301 W HOWARD LANE, AUSTIN, TEXAS 78753



CLEAR HEIGHT	±30'
LOADING	2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door
COLUMN SPACING	±75' x 36'
FEATURES	Clear-Span Space ; No interior columns
LOCATION FEATURES	Near Capital Metro Park & Ride Station

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



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CORPORATE NEIGHBORS



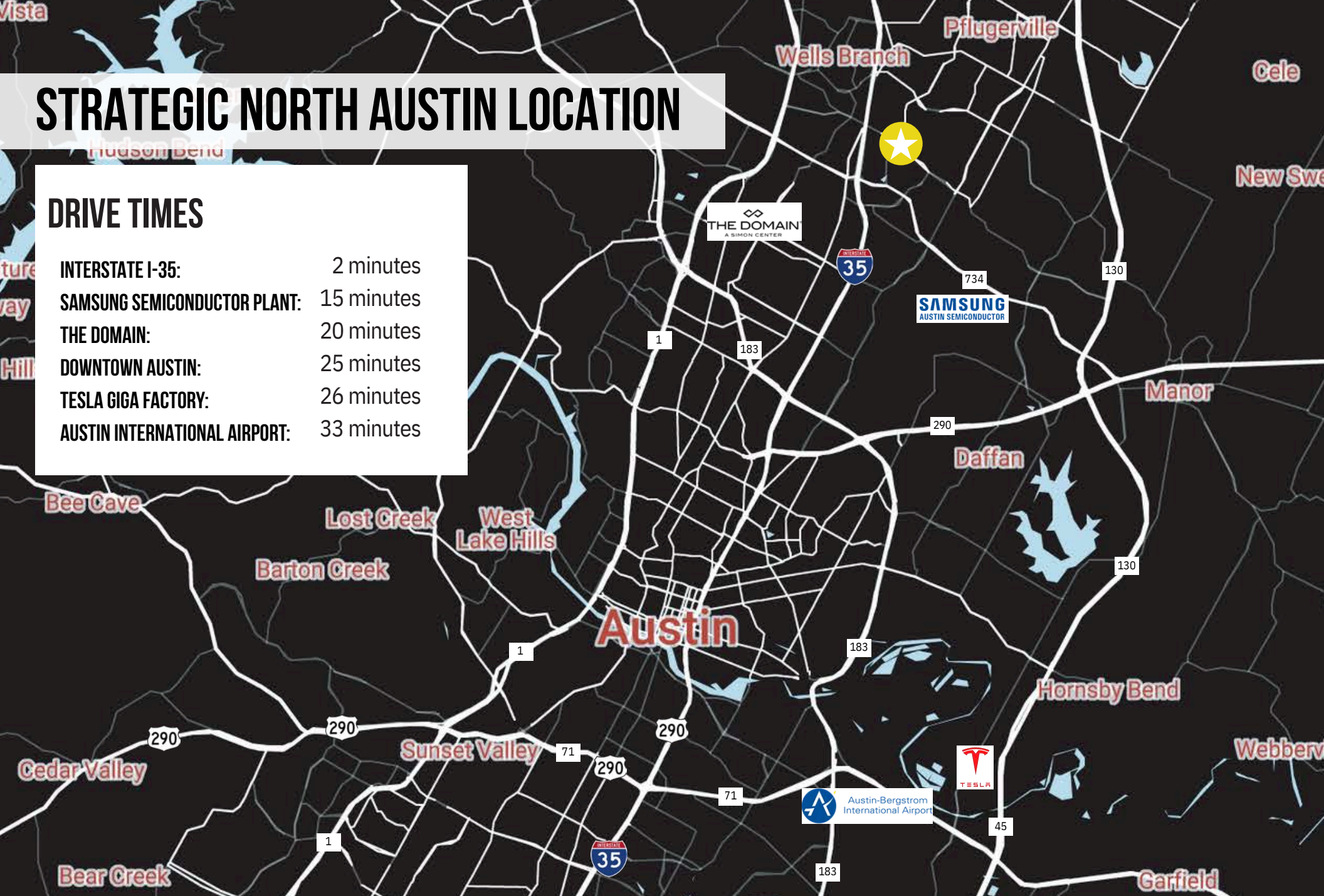
INFRASTRUCTURE ADVANTAGES

- DIRECT I-35 ACCESS** Immediate highway connectivity
- PARMER LANE CORRIDOR** Major east-west commercial thoroughfare
- TECH RIDGE PARK & RIDE** Public transit hub

STRATEGIC NORTH AUSTIN LOCATION

DRIVE TIMES

INTERSTATE I-35:	2 minutes
SAMSUNG SEMICONDUCTOR PLANT:	15 minutes
THE DOMAIN:	20 minutes
DOWNTOWN AUSTIN:	25 minutes
TESLA GIGA FACTORY:	26 minutes
AUSTIN INTERNATIONAL AIRPORT:	33 minutes



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FOR MORE INFORMATION, PLEASE CONTACT:

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