



CM Tech Ridge 201 & 301 W Howard Ln

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ASSOCIATES**
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KEY CAMPUS FEATURES

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 with divisible spaces to accommodate businesses of all sizes from growing enterprises to major corporate operations.



Ample existing power with potential capacity to expand up to 70 MegaWatts



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



Foreign Trade Zone



Building 1

201 W Howard Lane
Austin, TX, 78753

Total Building Size:	363,488 SF
Available Space:	39,000 - 363,255 SF
Year Built:	1999
Lot Size:	28.57 Acre
Clear Height:	±30'
Truck Court:	120' - 180'
Parking:	909

Building 2

301 W Howard Lane
Austin, TX, 78753

Total Building Size:	296,521 SF
Available Space:	30,314 SF
Year Built:	1999
Lot Size:	32.39 Acre
Clear Height:	±30'
Truck Court:	120' - 180'
Parking:	1,352

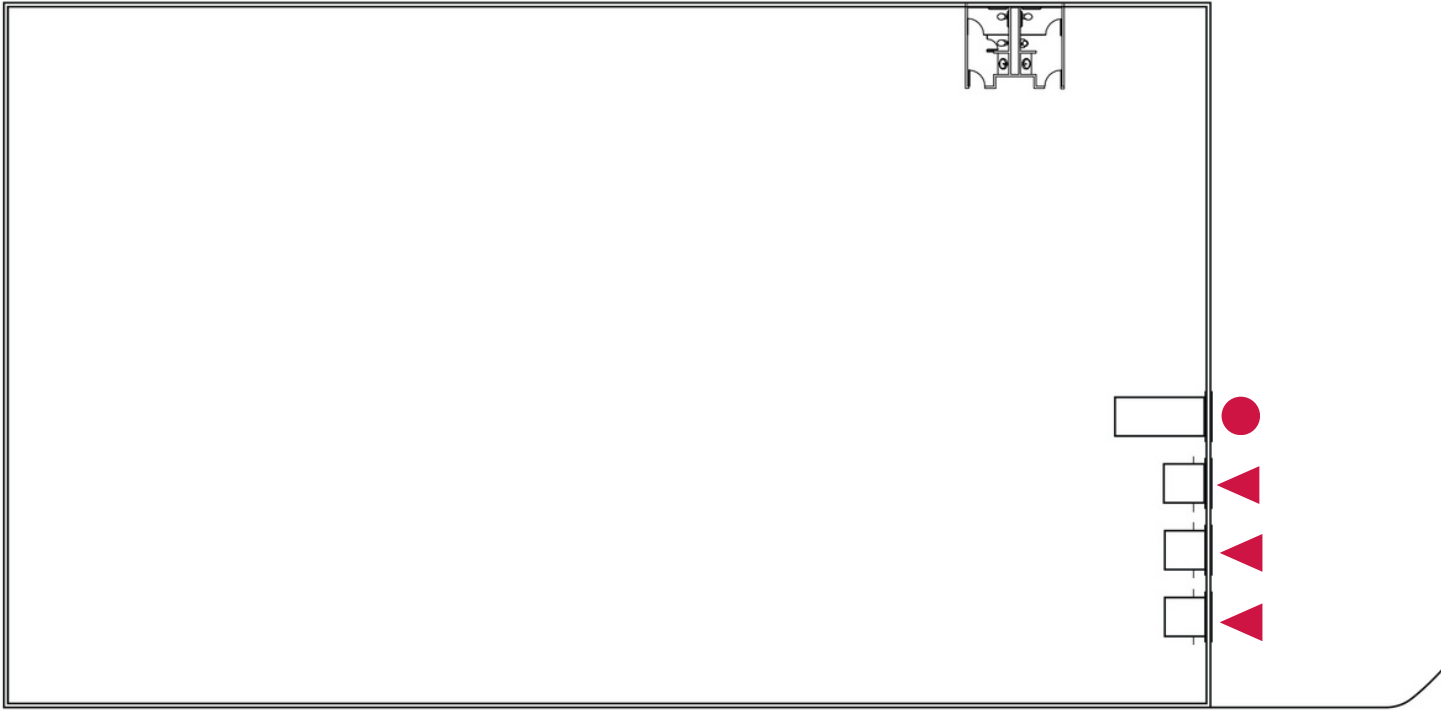
EV Fleet / IOS

Size:	13.81 AC
Useable:	9.9 AC
Stalls:	1,017 Striped
Security:	Fully fenced, Lit, and Gated

Surplus Parking

1,112 Parking Spots
Available 04/01/26

201 W Howard Lane



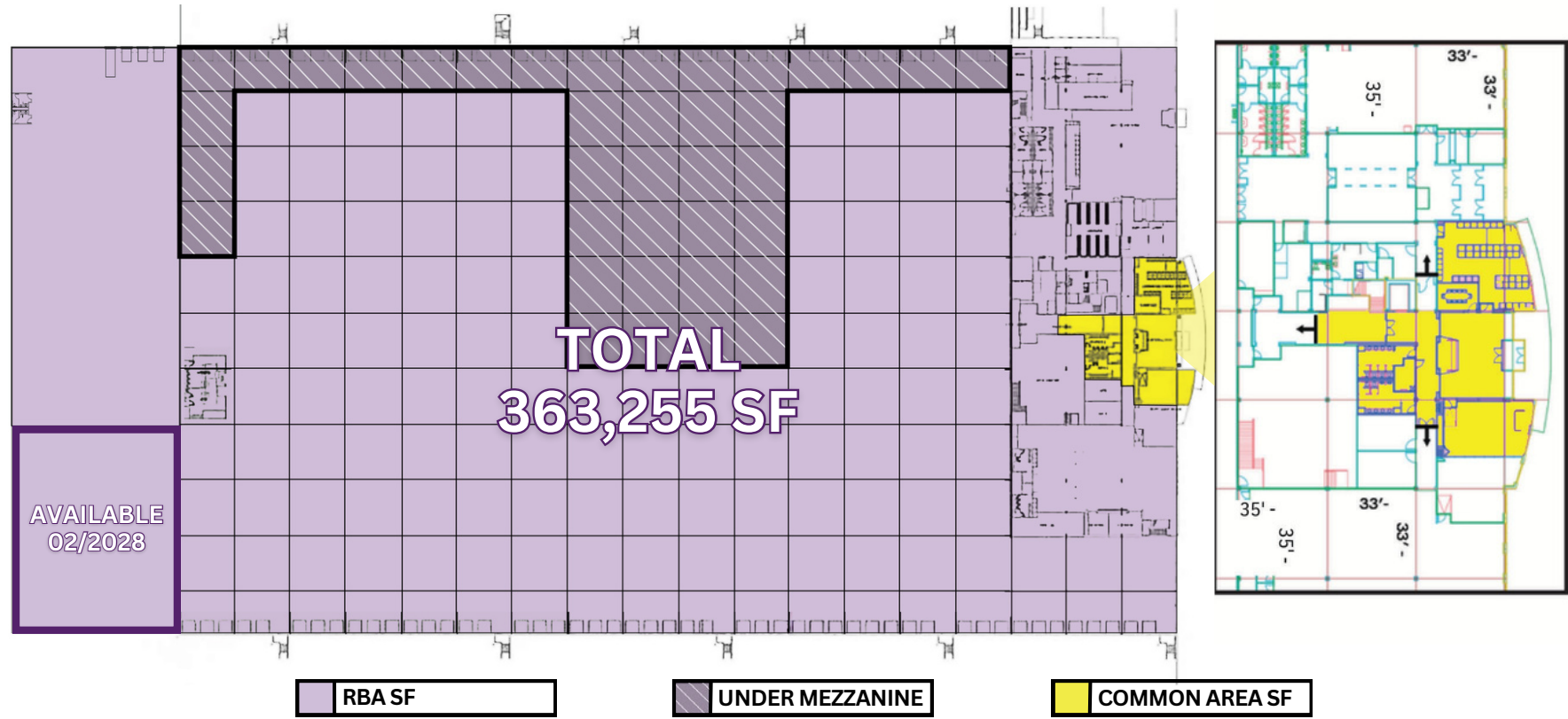
● = DRIVE-IN DOOR ▲ = DOCK-HIGH DOOR

Suite 500

± 39,000 SF

CLEAR HEIGHT	±28'
LOADING	3 Dock High Doors ; 1 Oversized Grade Level Door
FEATURES	100% Climate Controlled ; 2 “Big Ass” Fans
POWER	800 Amps Today; Ability to Upgrade 3 Phase 480
LOCATION FEATURES	Near Capital Metro Park & Ride Station

201 W Howard Lane



1st Floor

± 104,000 - 363,255 SF
± 302,255 AVAILABLE IMMEDIATELY

CLEAR HEIGHT	±27' - 30'
LOADING	80 Dock Doors (Cross Docked Configuration ; 40 per Side)
TYPICAL COLUMN SPACING	± 35' x 35'
FEATURES	100% HVAC
POWER	Existing Heavy Power ; Power Study in Progress
LOCATION FEATURES	Near Capital Metro Park & Ride Station

Architectural floor plan of a long rectangular building. The plan shows a central corridor with a staircase in the middle. To the left of the corridor is a large rectangular area, possibly a kitchen or service area, with a smaller room attached to its side. The dimensions are as follows:

- Left section width: 84'-8 ⁷/₈"
- Room widths along the bottom: 32'-8 ³/₄", 32'-8", 32'-8", 32'-8", 32'-8", 32'-8", 32'-8", 32'-8", 32'-8", 32'-8 ³/₄"
- Main length: 361'-9 ¹/₂"

± 30,314 SF
Bulk Warehouse

CLEAR HEIGHT ±30'

LOADING	2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door
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CLEAR SPAN WAREHOUSE SPACE

POWER Heavy existing power ;
Potential to expand up to 70 MW

LOCATION FEATURES Near Capital Metro Park & Ride Station

201 - 301 W Howard Lane



IOS Opportunity



[View IOS Brochure Here](#)



[View IOS Listing Here](#)

ACREAGE	13.81 AC
USEABLE ACREAGE	9.9 AC
STRIPED STALLS	1,017
SECURITY	Fully secured lot: fencing, lighting, and gated access
EV CHARGING	Two deployment strategies are available:

201 - 301 W Howard Lane



Surplus Parking



[View Parking Brochure Here](#)



[View Parking Listing Here](#)

SIZE

1,112 Surface Spots

DETAILS

Flexible opportunity for surplus / excess parking
Surface lot

SECURITY

Lit ; Opportunity to add gate and fencing

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



SHOPS
AT TECH
RIDGE

TECH
RIDGE
CENTER

CM TECH RIDGE

CORPORATE NEIGHBORS



INFRASTRUCTURE ADVANTAGES

Direct I-35
Access

Immediate highway
connectivity

Parmer Lane
Corridor

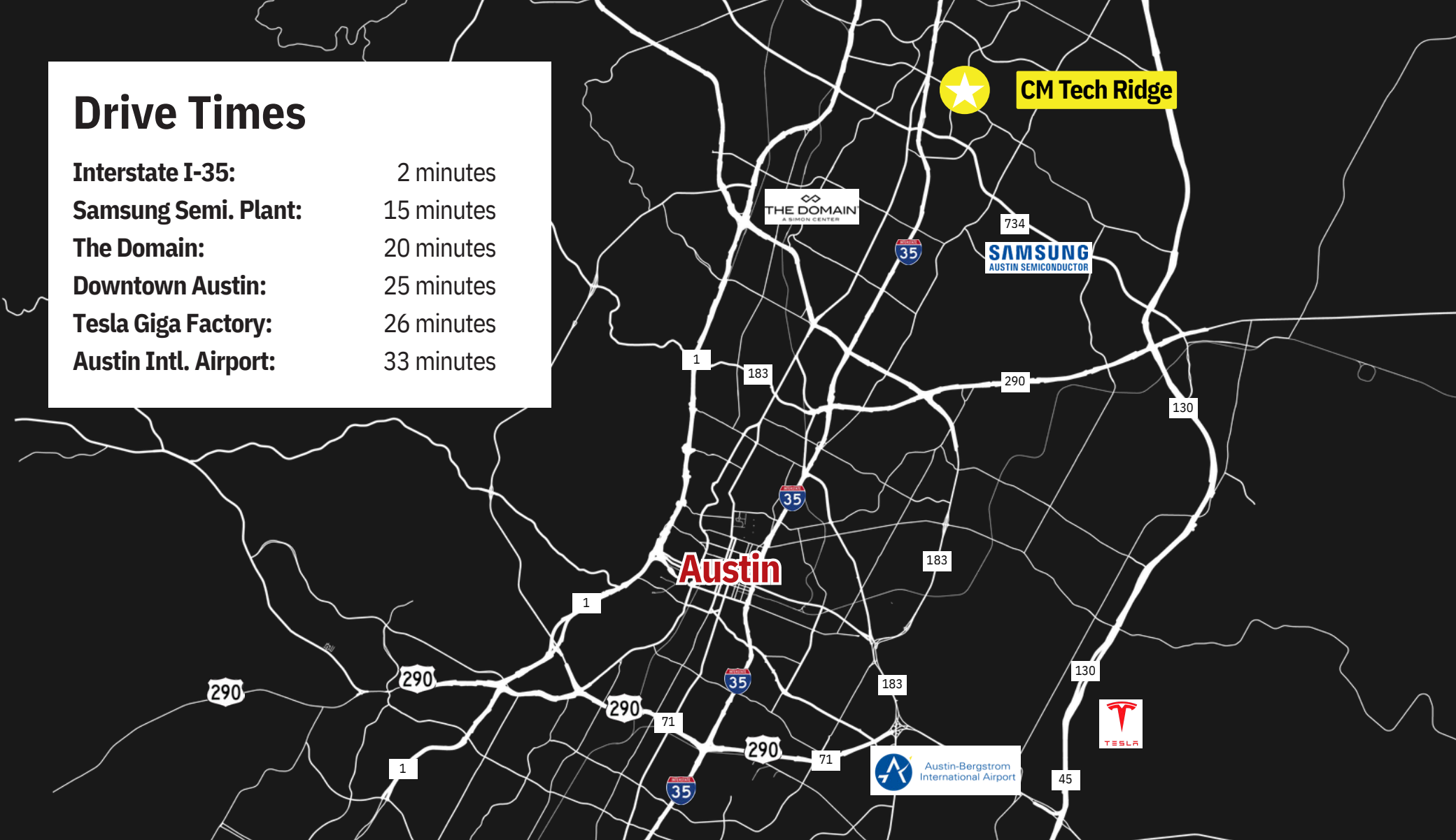
Major East-West
commercial thoroughfare

Tech Ridge
Park & Ride

Public Transit Hub

Drive Times

Interstate I-35:	2 minutes
Samsung Semi. Plant:	15 minutes
The Domain:	20 minutes
Downtown Austin:	25 minutes
Tesla Giga Factory:	26 minutes
Austin Intl. Airport:	33 minutes



STRATEGIC NORTH AUSTIN LOCATION

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