

CM TECH RIDGE

201 W Howard Lane
Austin, Texas 78753

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

KEY CAMPUS FEATURES



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



1 Building 1

Address: 201 W Howard Lane, Austin, TX 78753
Total Building Size: 363,488 SF complex
Available Space: 104,000 - 160,900 SF
Year Built: 1999
Lot Size: 28.57 Acre
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
Year Built: 1999
Lot Size: 32.39 Acre
Building Type: Flex
Clear Height: ±30'
Truck Court: 120' - 180'
Parking: 1,352

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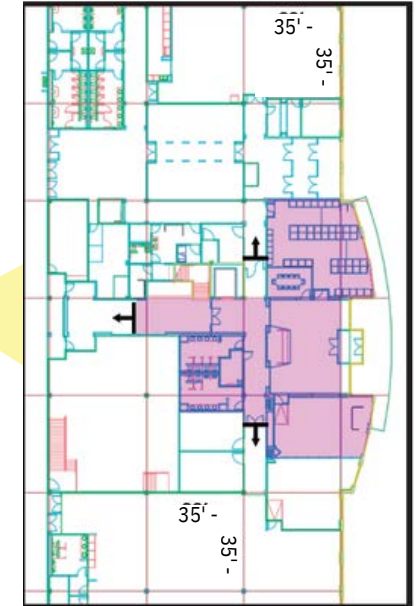
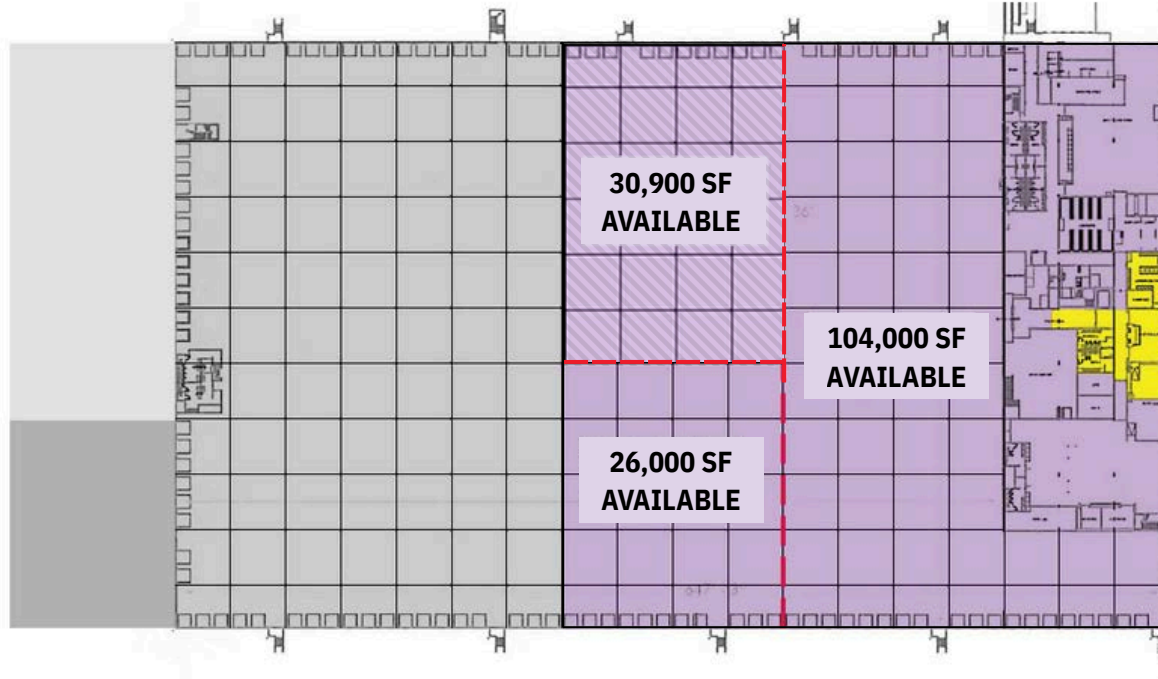
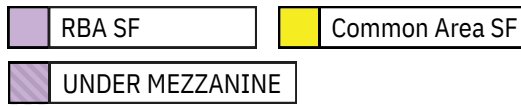
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CM TECH RIDGE

BUILDING 1 - PARTIAL 1ST FLOOR ± 104,000 - 160,900 SF

201 W HOWARD LANE, AUSTIN, TEXAS 78753



CLEAR HEIGHT

±27' - 30'

LOADING

Up to 40 Dock Doors ; Cross Docked

TYPICAL COLUMN SPACING

± 35' x 35'

FEATURES

100% HVAC

POWER

16,000 Amps existing power ; Potential to expand up to 70 MW

LOCATION FEATURES

Near Capital Metro Park & Ride Station

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



SHOPS AT TECH RIDGE

TECH RIDGE CENTER

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



McCallen Pass

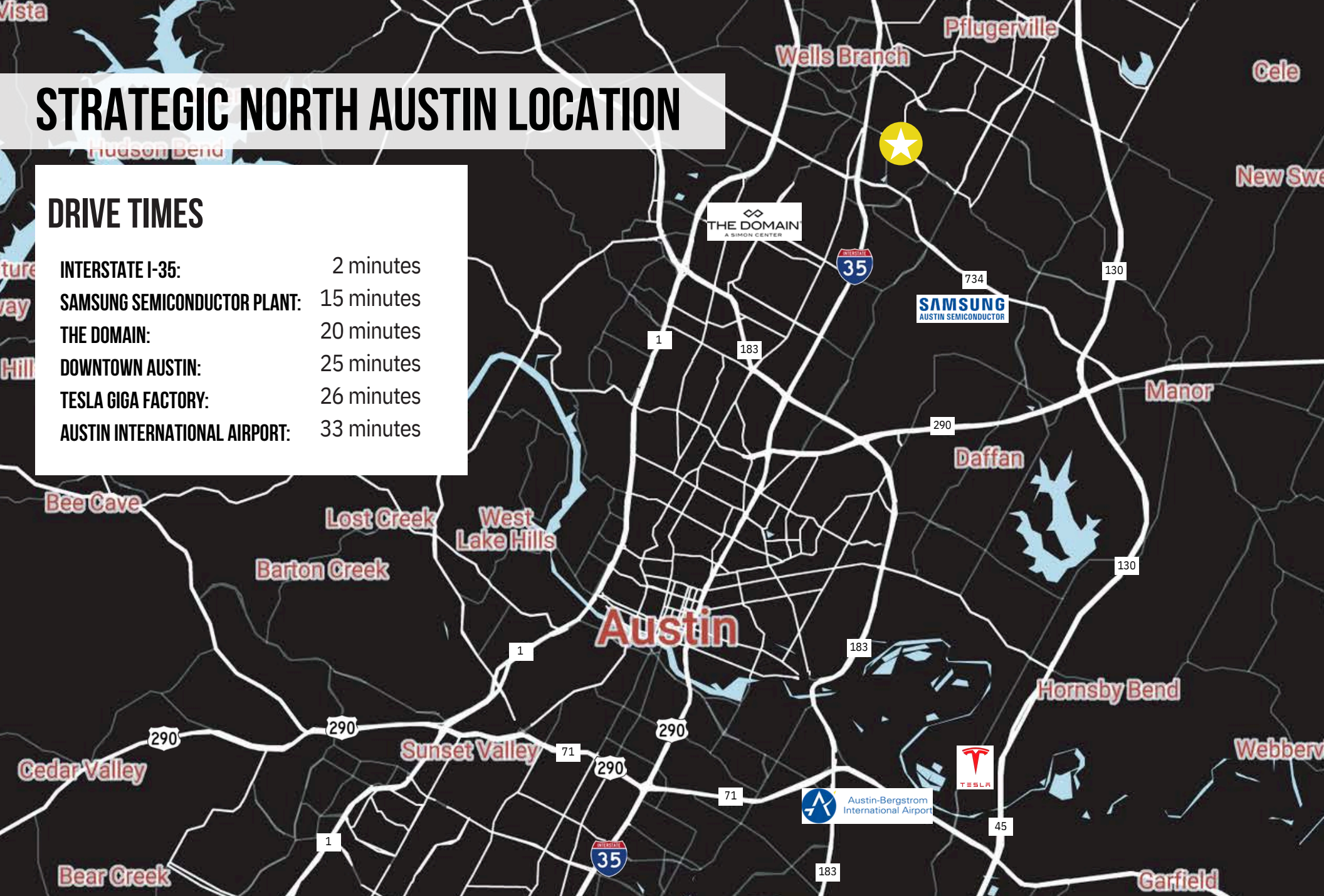
W Howard Lane



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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