



HPI

CM TECHRIDGE

BUILDING II | 301 W HOWARD LANE

**126,500 SF MANUFACTURING/
WAREHOUSE SPACE AVAILABLE**

Davis Bass

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Brooks Benkendorfer

brooksb@hpitx.com | (512) 538-0069



BUILDING II
301 W HOWARD LANE



W Howard Ln

McCallen Pass



Space Features



126,500 SF Manufacturing & Warehouse Space



Less than 10% Office Build Out



30' Clear Height



Cross Dock w/ 7 Existing Dock High Doors (23 Knock Out Positions Available)



100% HVAC Conditioned Space



Abundant Lighting



Heavy Power Available



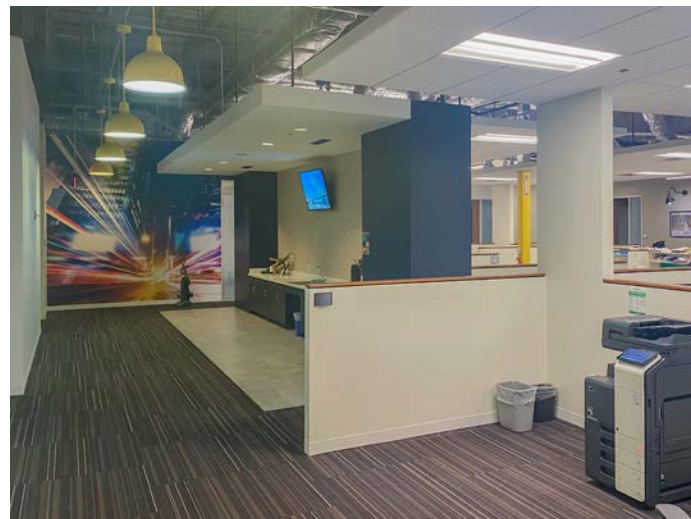
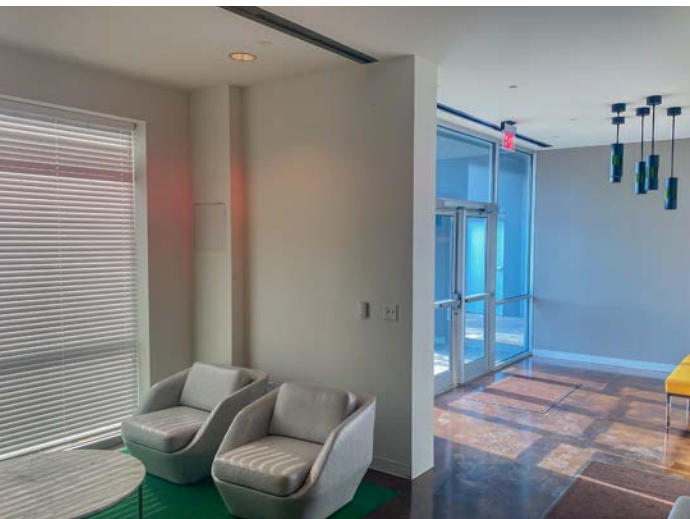
120' - 180' Truck Court



Nearby Capitol Metro Park & Ride Station



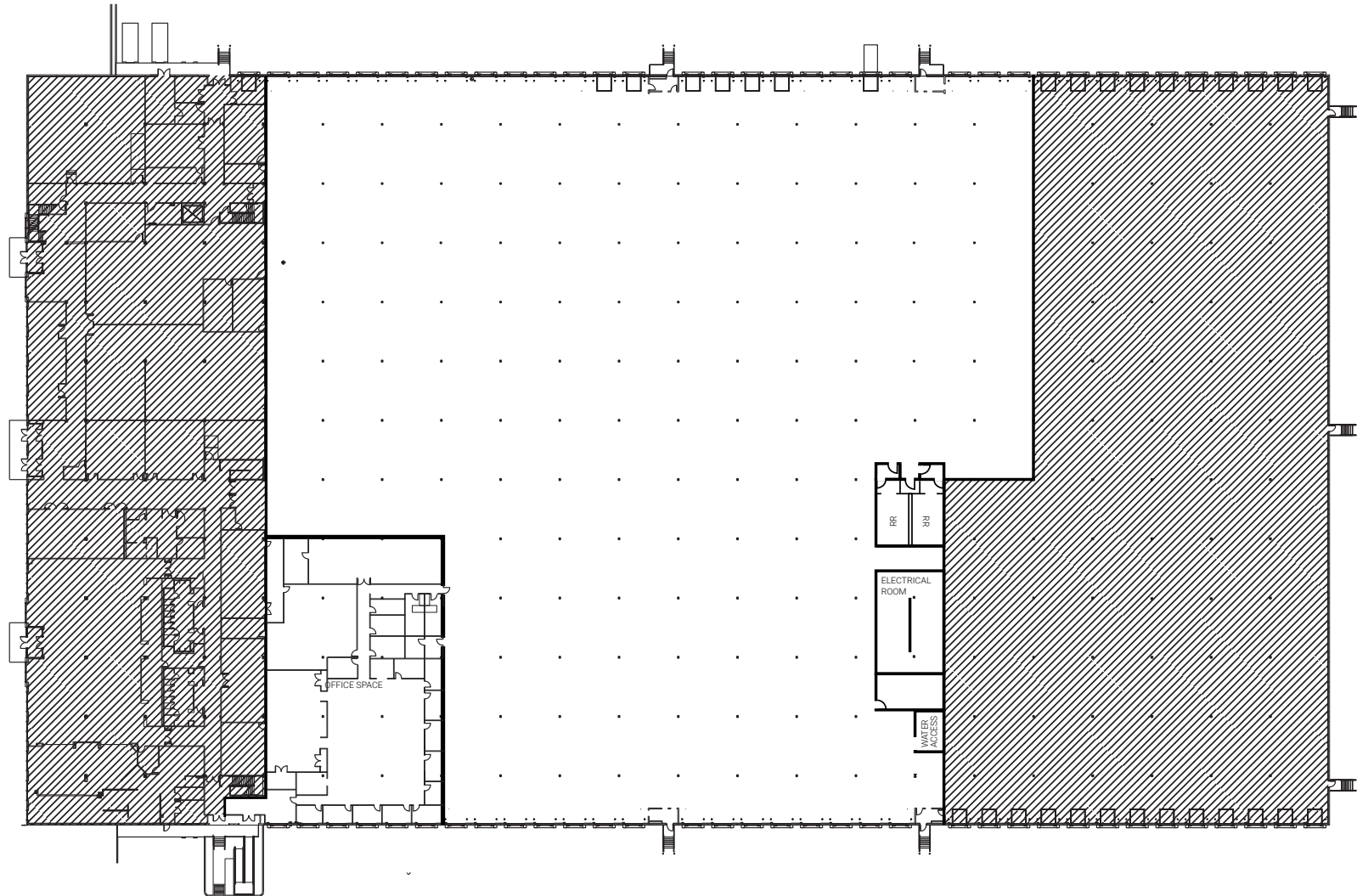
Easy Access to I-35, TX-45, and TX-130





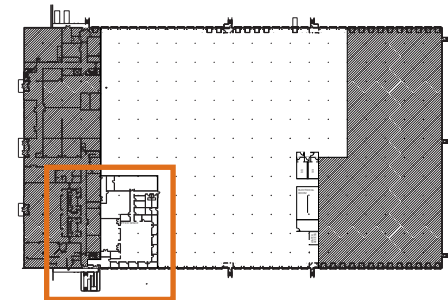
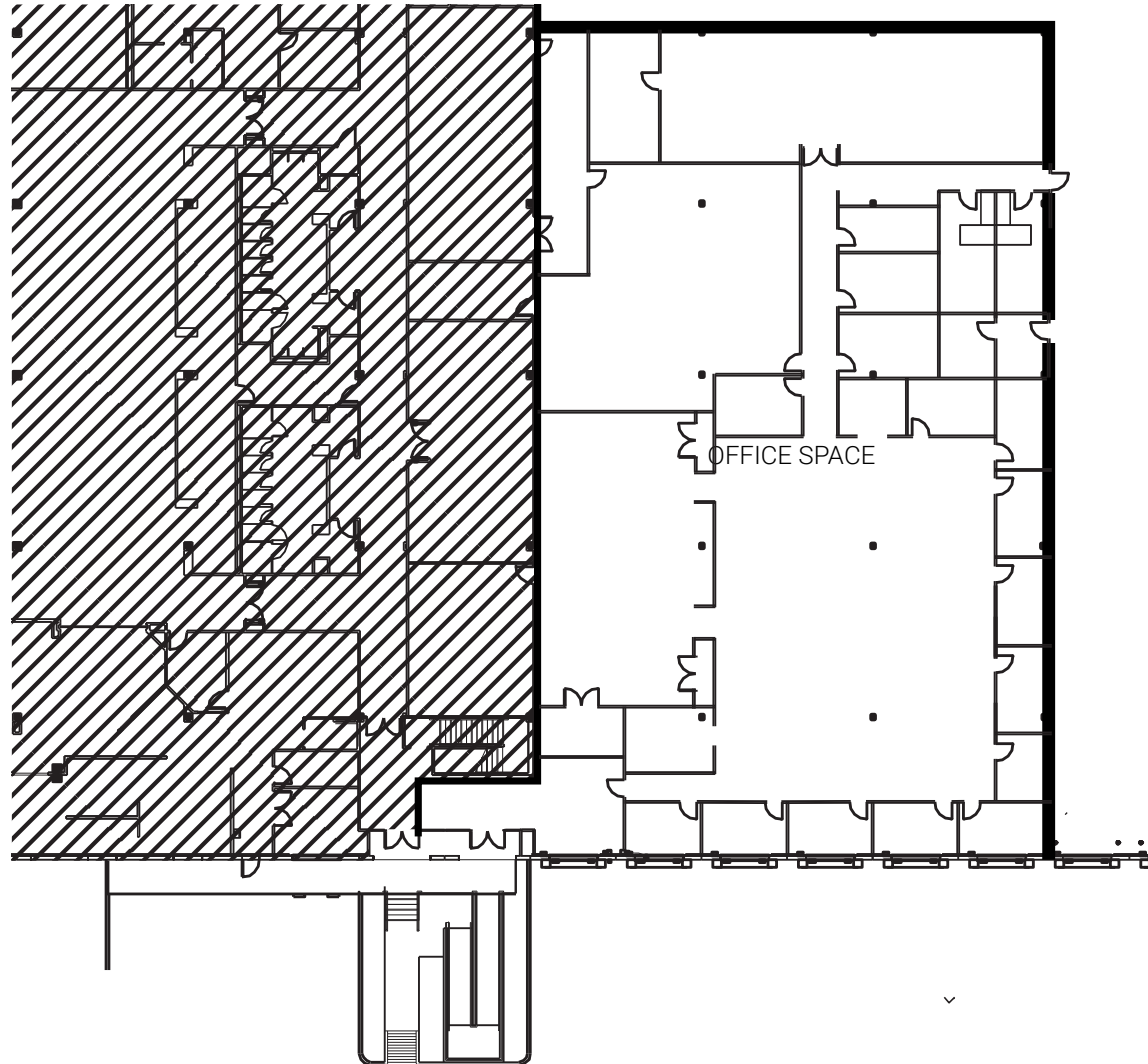
Building II - Suite 200

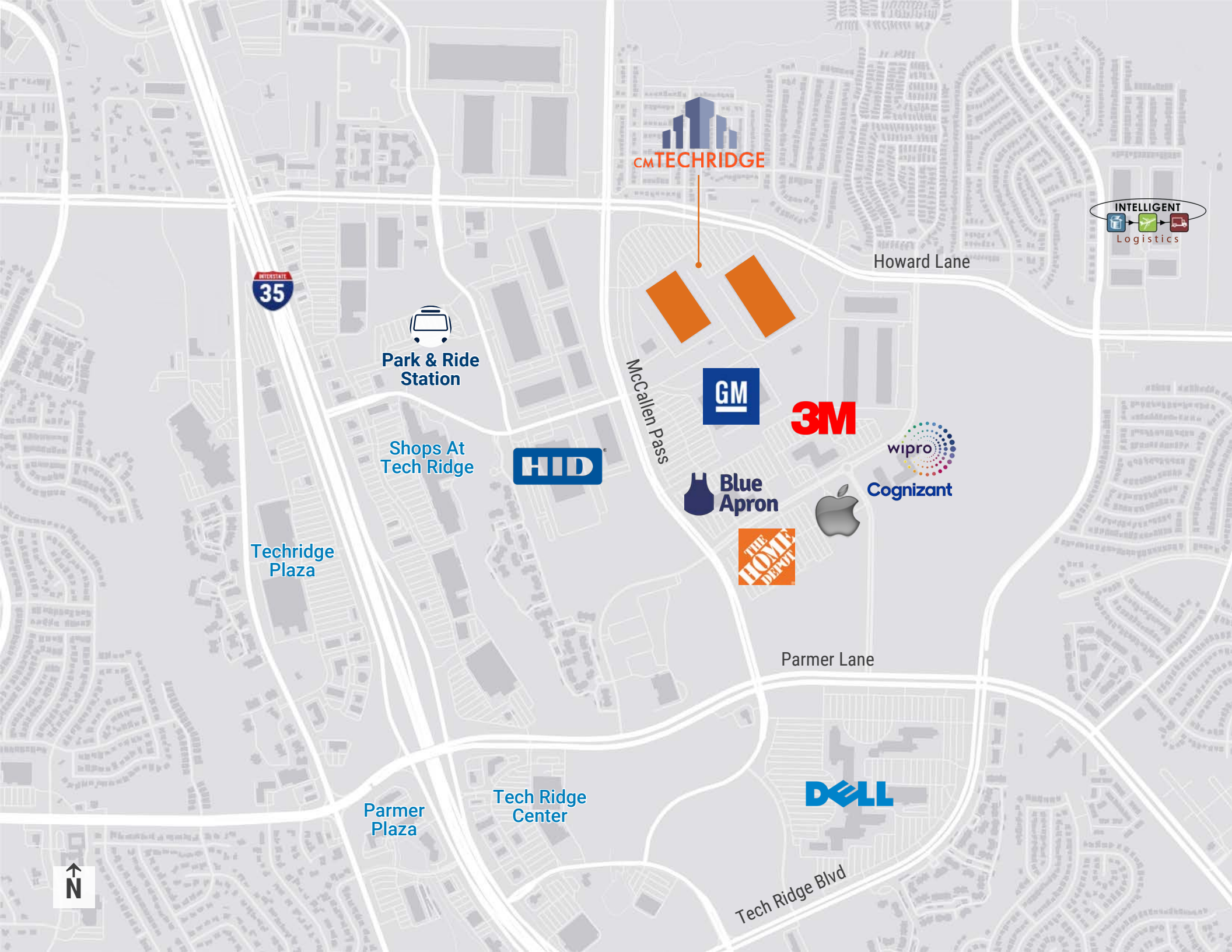
126,500 SF





Suite 200 Existing Office Build Out





CMTECHRIDGE

INTELLIGENT
Logistics

35
INTERSTATE



Park & Ride Station

Howard Lane

McCallen Pass



Shops At Tech Ridge



Cognizant

Techridge Plaza



Parmer Lane

Parmer Plaza

Tech Ridge Center



Tech Ridge Blvd



Located On Austin's Parmer Tech Corridor

Commute Times

Interstate 35 - 2 mins.

Parmer Lane - 3 mins.

The Domain - 10 mins.

Downtown Austin - 20 mins.

Austin International Airport - 25 mins.

San Antonio - 1 hr. 45 mins.

Houston - 2 hr. 30 mins.

Dallas-Ft Worth - 2 hr. 45 mins.





DOMAIN
<15 min.

1

35

The Market at Parmer
<10 min.

Scofield Crossing
<8 min.

Techridge Plaza
<5 min.

Parmer Plaza
<5 min.

Tech Ridge Center
<2 min.

The Ridge
<2 min.

Shops At Tech Ridge
<1 min.

CMTECHRIDGE

Parmer Lane

Howard Lane

McCallen Pass

Tech Ridge Blvd

INTERSTATE



CMTECHRIDGE

BUILDING II

301 W HOWARD LANE

W Howard Ln

McCallen Pass



PROUDLY OWNED BY:



CM MANAGEMENT
COMPANY

LEASED BY:



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