

INDUSTRIAL PROPERTY FOR LEASE

**CBRE** 

# 5911 Echo Dr Knoxville, TN 37919

## **Property Summary**



### Property Description

Well-located flex property in Bearden. Excellent access to I-40/75, Kingston Pike, and Northshore Drive. This is one of Knoxville's most convenient workplaces with fantastic dining, shopping, and recreational opportunities nearby. This property is well suited for a construction company due to its central regional location, interstate access, and proximity to construction supply and rental stores. A portion of the property is located in the flood plain, and a portion of the property is in a railroad easement.

#### **Property Highlights**

- Bearden
- Access to I-40
- Nearby dining, shopping, and recreational opportunities
- · Fenced industrial outside storage

### Offering Summary

Lease Rate:		\$11	00 - 15.00 SF/yr (NNN)
Available SF:			9,600 SF
Lot Size:			0.65 Acres
Building Size:			9,600 SF
Demographics	3 Miles	5 Miles	10 Miles
Demographics Total Households	3 Miles 21,554	5 Miles 62,034	10 Miles 174,083
Total Households	21,554	62,034	174,083

## Property Details

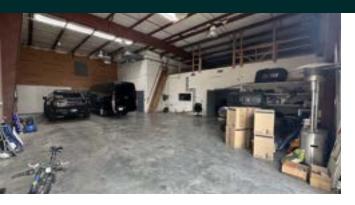
Lease Rate	\$11.00 - 15.00 SF/yr
Location Information	
Street Address	5911 Echo Dr
City, State, Zip	Knoxville, TN 37919
County	Knox
Property Information	
Property Type	Industrial
Zoning	I-G - Industrial
Lot Size	0.65 Acres

Building Information	
Building Size	9,600 SF
Ceiling Height	19 ft
Exterior Walls	Concrete block and pre-engineered metal
Power	120/208 volt, 3 phase, 350 amps
Dock Doors	2 - 4ft dock: 12'h x 10'w   2ft dock: 8'h x 10'w
Drive-in Doors	2 - South 12'h x 10'w   North 14'h x 12'w
Column Spacing	Clear span
Parking	17
Conditioned	Gas heat in warehouse
Lighting	Metal halide

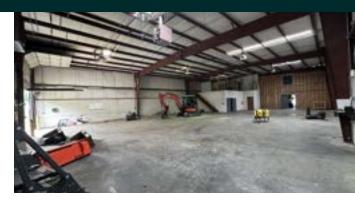




## Additional Photos











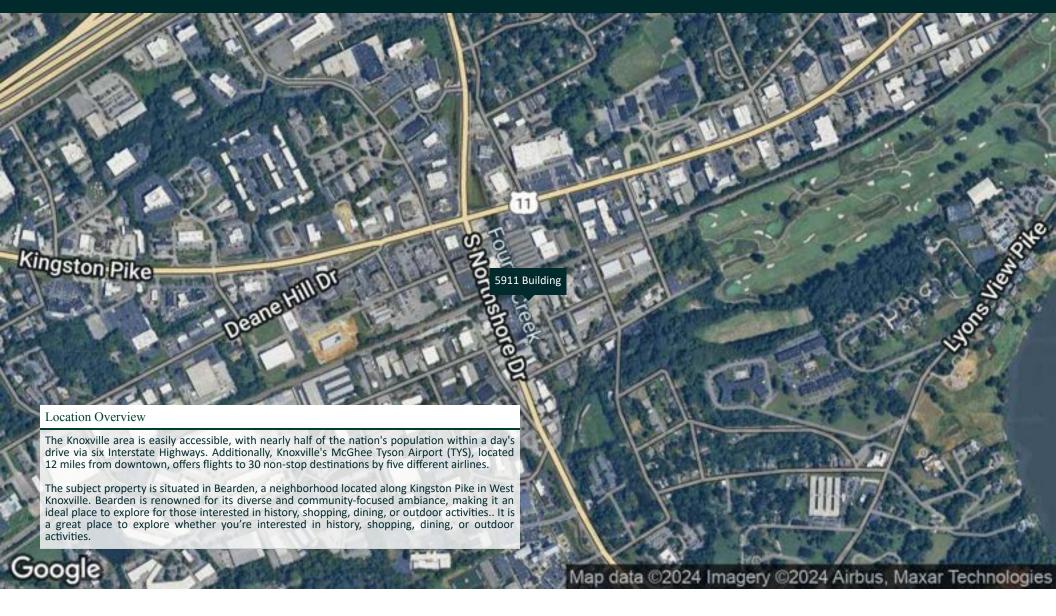




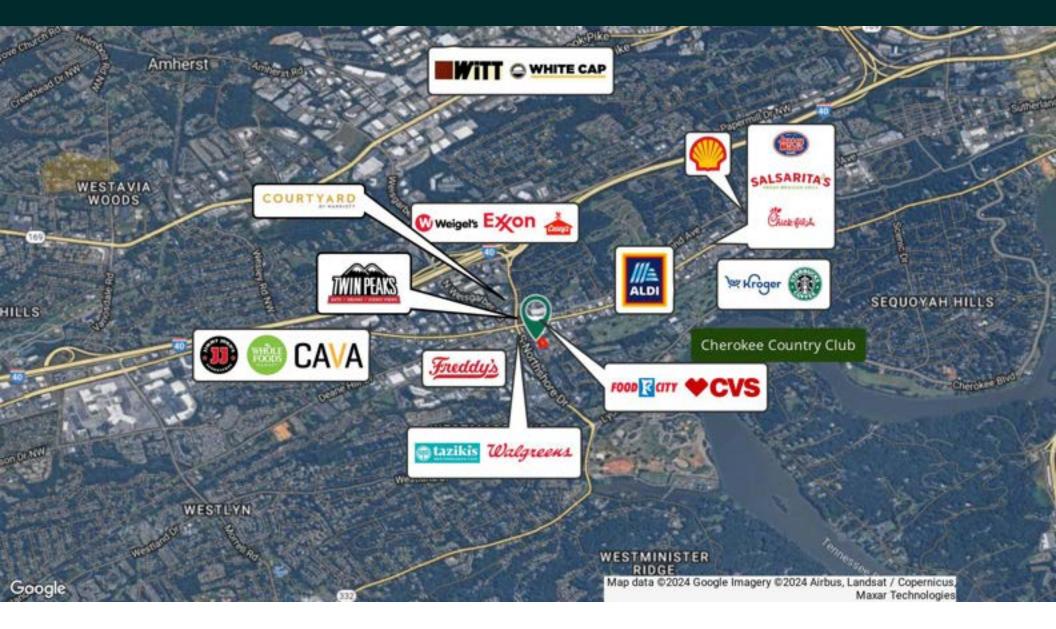




## Location Map



## Retailer Map



### Meet the Team



Brian Tapp SIOR, CCIM

First Vice President

**Direct:** 865.498.6500 **Cell:** 865.719.5703 brian.tapp@cbre.com



Andrew Wilmoth, CCIM

Senior Associate

**Direct:** 865.498.6500 **Cell:** 865.322.2556 andrew.wilmoth@cbre.com