



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
Total Households	21,554	62,034	174,083
Total Population	47,113	150,873	417,180
Average HH Income	\$113,468	\$96,083	\$95,409

5911 ECHO DR, KNOXVILLE, TN 37919

# Property Details

Lease Rate	\$11.00 - 15.00 SF/yr
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## 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





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# 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