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# CALLAHAN

## COMMERCE CENTER

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2105-2109 Callahan Dr, Knoxville, TN 37912



±2,870 SF to ±5,833 SF Flex Spaces for Lease  
±46,480 SF Business Park

**CBRE**

# Property Overview

2105-2109  
Callahan Dr  
Knoxville, TN



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COMMERCE CENTER

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The **Callahan Commerce Center** is a state-of-the-art **46,480 SF** premier industrial-flex development designed for Knoxville's growing small businesses, tradesmen, construction service providers, and regional enterprises with exceptional flexibility and superior operational capacity. Currently pre-leasing, with estimated delivery in 2Q 2027, this center combines robust infrastructure with highly customizable units, ensuring your business has the optimal platform for growth.

The Development is located on I-75 at the Callahan Road exit. The Property is 7 exits north of downtown Knoxville and 2 exits north of I-640, providing multiple opportunities to travel through Knox County and the Knoxville MSA quickly.



# Property Highlights

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**Callahan Commerce Center provides a mix of spaces suitable for a wide range of businesses from contractors, service providers, entrepreneurs and larger enterprise users alike.**

- Suites range from highly efficient 2,870 SF suites (Units 8B-11B), mid-range suites that are 4,375 SF - 5,833 SF (Units 1A-7A), and larger layouts ranging in size from 11,480 SF – 17,500 SF.
- The Landlord is offering a “menu” of potential upgrades to allow tenants to build out and customize their space immediately, including mezzanine or ground-level office space, kitchenettes, warehouse air conditioning and storage space, etc.
- Mechanical systems are flexible to accommodate a wide range of needs, including HVAC designed to support systems ranging from 60,000 BTU/h to 120,000 BTU/h.
- Each unit includes grade-level overhead doors, providing direct access for vehicles, supplies, and equipment. Larger suites feature two grade-level OHDs per unit. Option to add interior loading platforms.
- Clear heights range from 16’0” to 21’8”, providing ample vertical storage and clear span operational space.
- Each suite has 208V 3-phase, 200-225 amps power, with the ability to expand service up to 400-450 amps.
- The facility features LED high bay lighting and LED wall packs.
- Building 1 (Suites 1A-7A) will be dry sprinklered.



Lease Rate:	\$13.25 - \$14.00/SF
Lease Type:	NNN
Suite Sizes:	2,870 SF – 5,833 SF
Date Available:	2Q 2027

# Site Plan



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Option 1



Option 2



- Flexibility for Larger Enterprise Users - For larger distribution, manufacturing, or service companies seeking a bigger footprint, Callahan Commerce Center offers the ability to consolidate space into larger formats:
- Potential large formats include: Option 2, Building #1 configured in two separate 17,500 SF units and Building #2 at 11,480 SF.
- Heavy Duty Logistics: The property features a total of 113 car parking spaces (parking ratio of 2.43/1,000 SF).
- The site will accommodate 28' deliveries at each suite with dedicated truck circulation paths drawn for each unit.
- The site also includes a shared loading ramp to accommodate 53' semi-truck deliveries.
- Floor slabs are planned at 4" standard, with the option of 6" floors available to accommodate forklift and heavy equipment needs.

Suite Number	Size
Suite 1A – 3A	5,833 SF
Suite 4A – 7A	4,375 SF
Suite 8B – 11B	2,870 SF



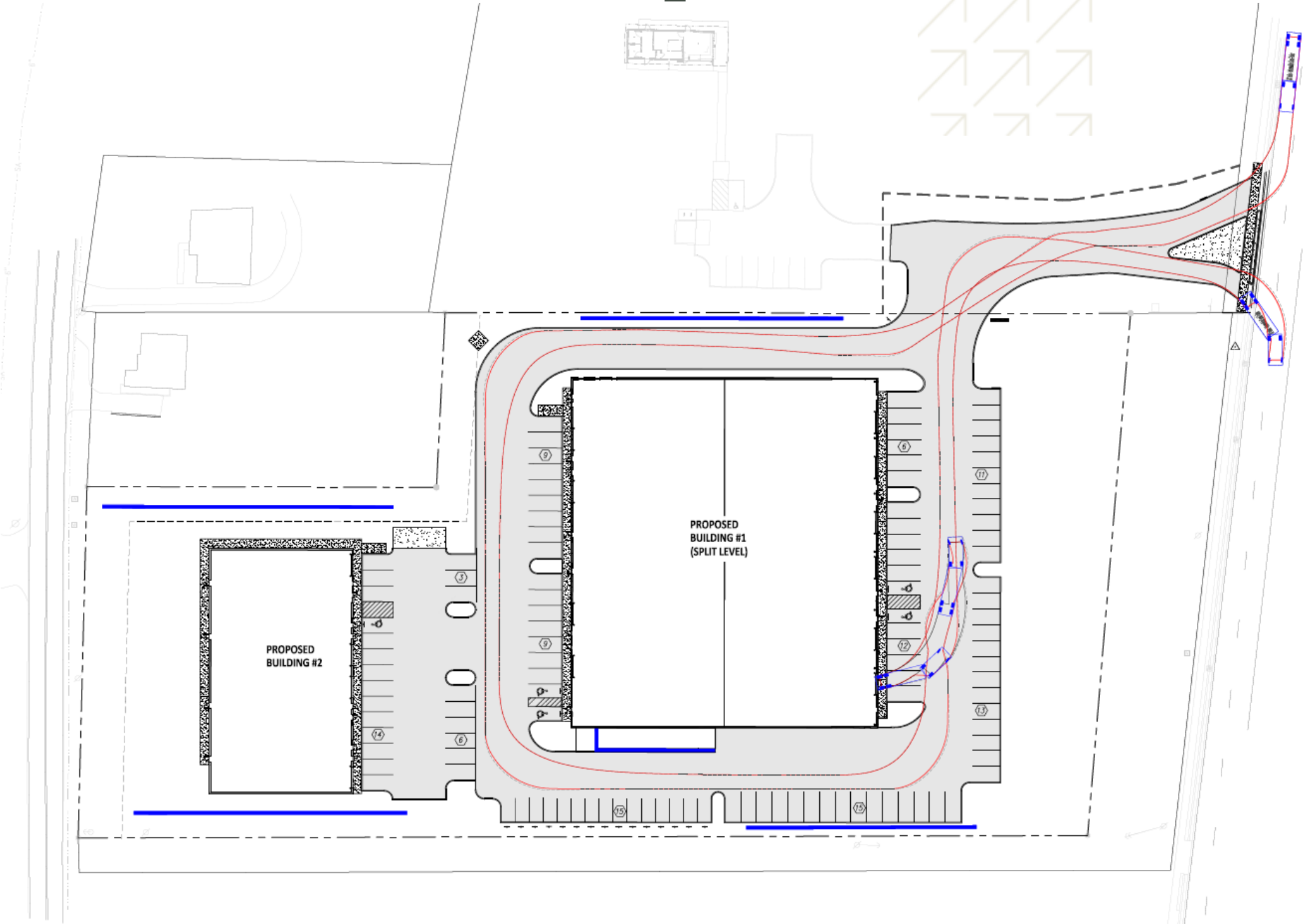
# Lease Rates

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Suite	Total SF	Lease Rate per SF/NNN
1A	5,833	\$13.75
2A	5,833	\$13.75
3A	5,833	\$13.75
4A	4,375	\$13.25
5A	4,375	\$13.25
6A	4,375	\$13.25
7A	4,375	\$13.25
8B	2,870	\$14.00
9B	2,870	\$14.00
10B	2,870	\$14.00
11B	2,870	\$14.00

# Truck Circulation Map



# Interior Rendering



# Interior Rendering

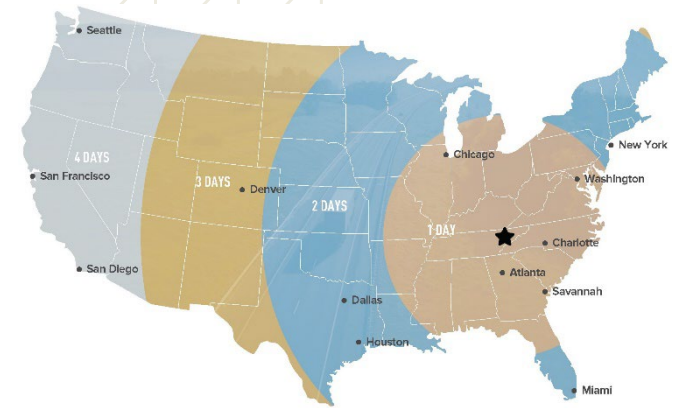


# Interior Rendering



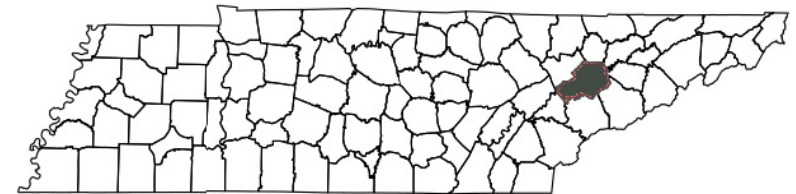
# Knoxville Market Overview

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Located in the North/Broadway submarket of Knoxville, offering excellent access to Interstate 75 and the Knoxville labor market.


The Property is located on I-75 at the Callahan Road exit. The Property is a 12-minute drive to downtown Knoxville and a 6-minute drive to I-640, providing multiple opportunities travel through Knox County and the Knoxville MSA quickly.



The Property is within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville.


# Retail Map

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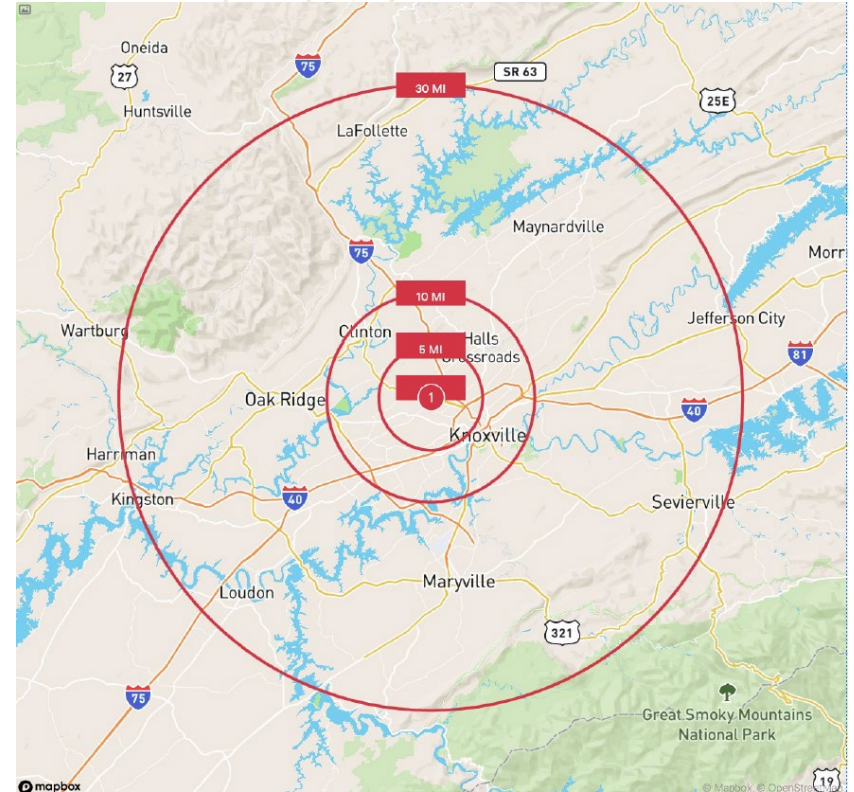



# Demographics

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2025	1 Miles	5 Miles	10 Miles	30 Miles
<b>Population</b>	2,565	126,170	402,687	977,315
<b>Household Income</b>	\$103,551	\$85,408	\$99,924	\$102,974
<b>Households</b>	924	53,675	170,340	402,042
<b>Businesses</b>	273	3,342	15,283	31,538



# Contact Us

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