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# CALLAHAN

## COMMERCE CENTER

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2105 Callahan Dr, Knoxville, TN 37912



±2,870 SF to ±46,344 SF  
Industrial Spaces for Lease

**CBRE**

# Property Overview

2105 Callahan Dr  
Knoxville, TN



## CALLAHAN COMMERCE CENTER

The **Callahan Commerce Center** is a state-of-the-art **46,344 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 4,341 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, ect.
- 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 17'4" to 23'2", 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 wet sprinklered.



Lease Rate:	\$13.75 - \$14.00/SF
Lease Type:	NNN
SF Available:	2,870 SF – 46,344 SF
Date Available:	2Q 2027



# Site Plan

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## Option 1

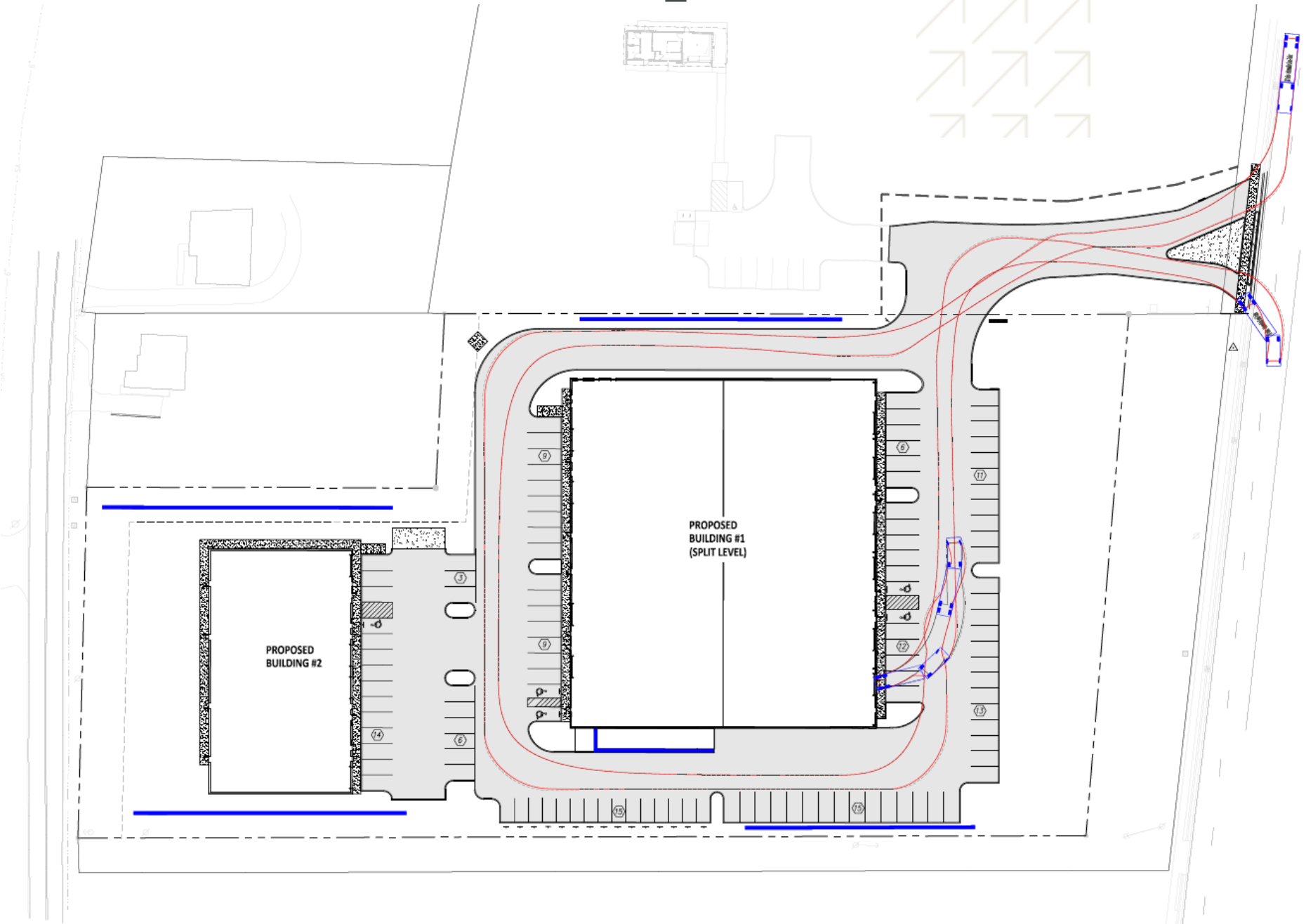


## Option 2



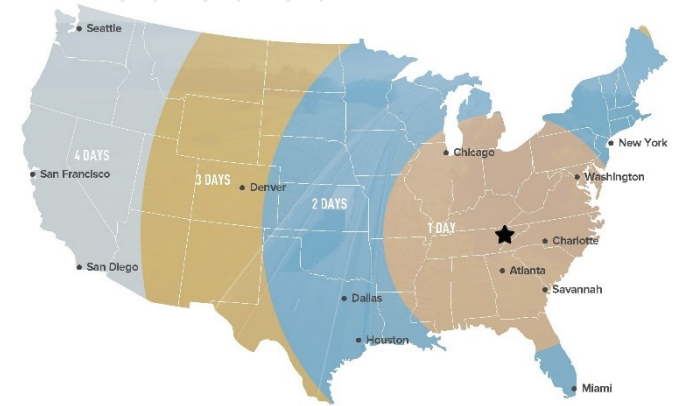
- Flexibility for Larger Enterprise Users - For larger distribution, manufacturing, or service companies seeking a bigger footprint, Callahan Commerce Center offers the ability to consolidate space into larger formats:
- Potential large formats include: Option 2, Building #1 configured in two separate 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.

# Truck Circulation Map



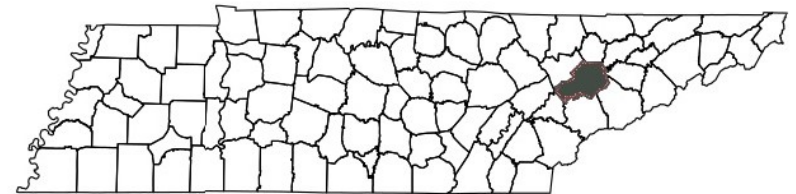
# Knoxville Market Overview

2105 Callahan Dr  
Knoxville, TN



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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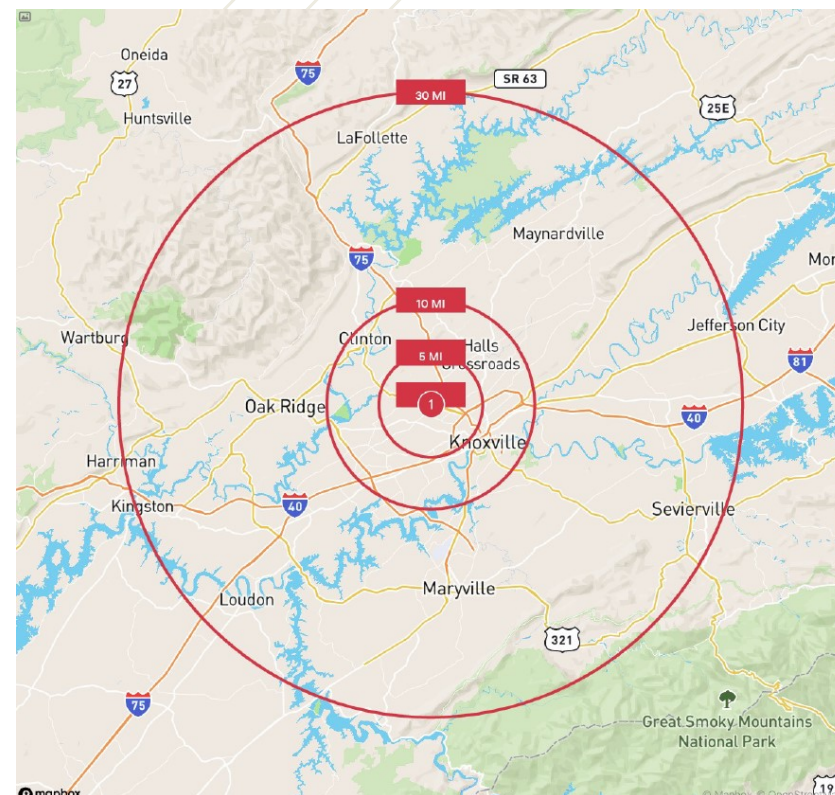


# Demographics

2105 Callahan Dr  
Knoxville, TN



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

2105 Callahan Dr  
Knoxville, TN



**Andrew Wilmoth**, CCIM, SIOR

Vice President

+1 865 498 6500

[andrew.wilmoth@cbre.com](mailto:andrew.wilmoth@cbre.com)

**Amy Misenhimer**

Associate

+1 865 498 6500

[amy.misenhimer@cbre.com](mailto:amy.misenhimer@cbre.com)

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