
CALLAHAN

COMMERCE CENTER

2105 Callahan Dr, Knoxville, TN 37912



$\pm 2,870$ SF to $\pm 46,344$ 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

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.

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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

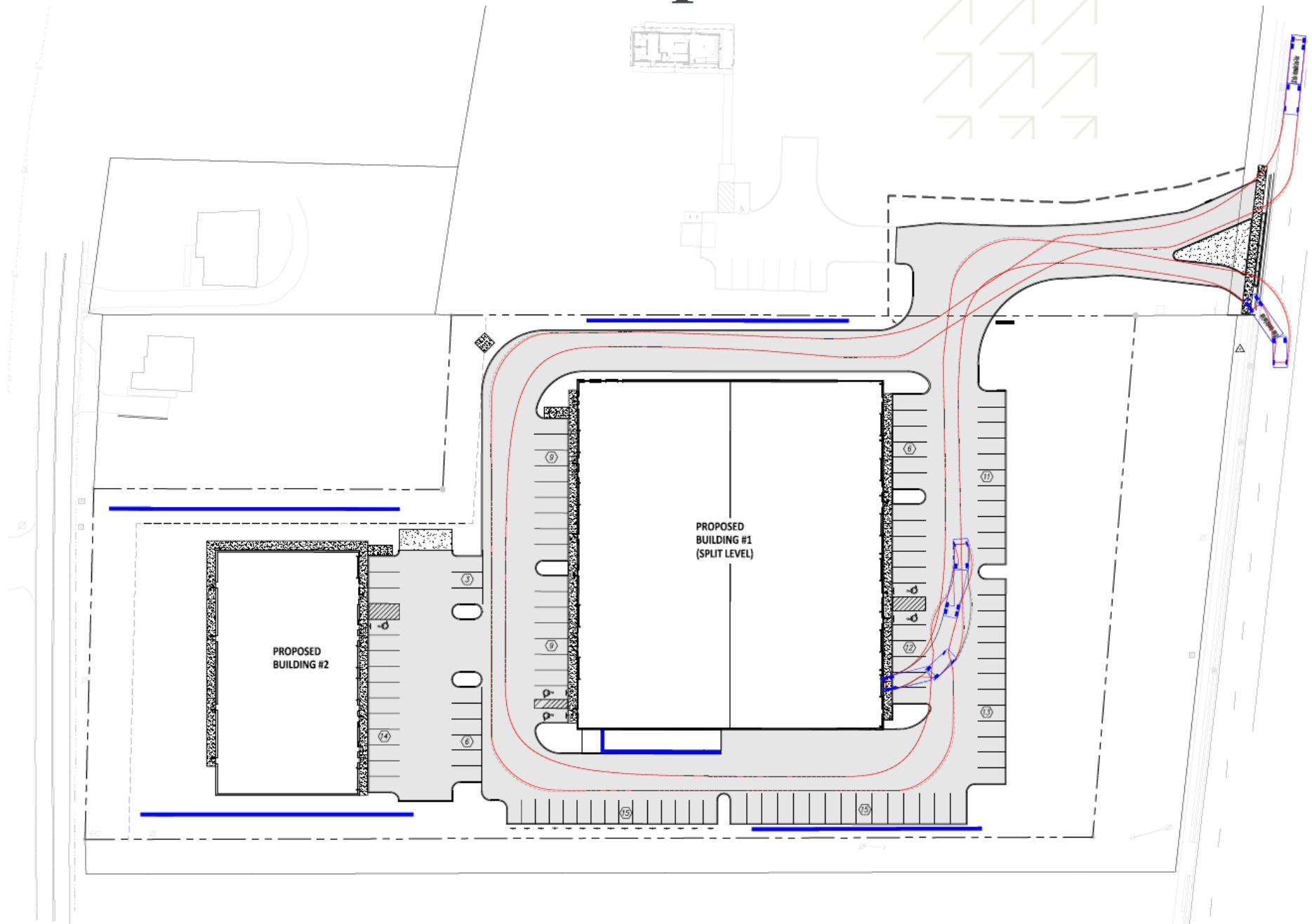


Option 2



- **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

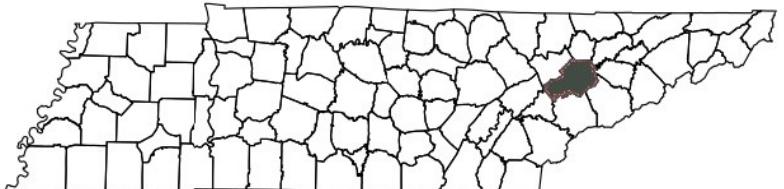
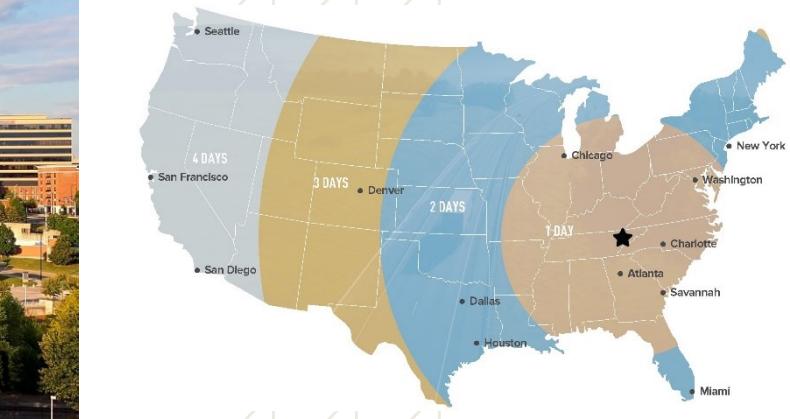


Located in the North/Broadway submarket of Knoxville, offering excellent access to Interstate 75 and the Knoxville labor market.

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 to 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.

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Retail Map

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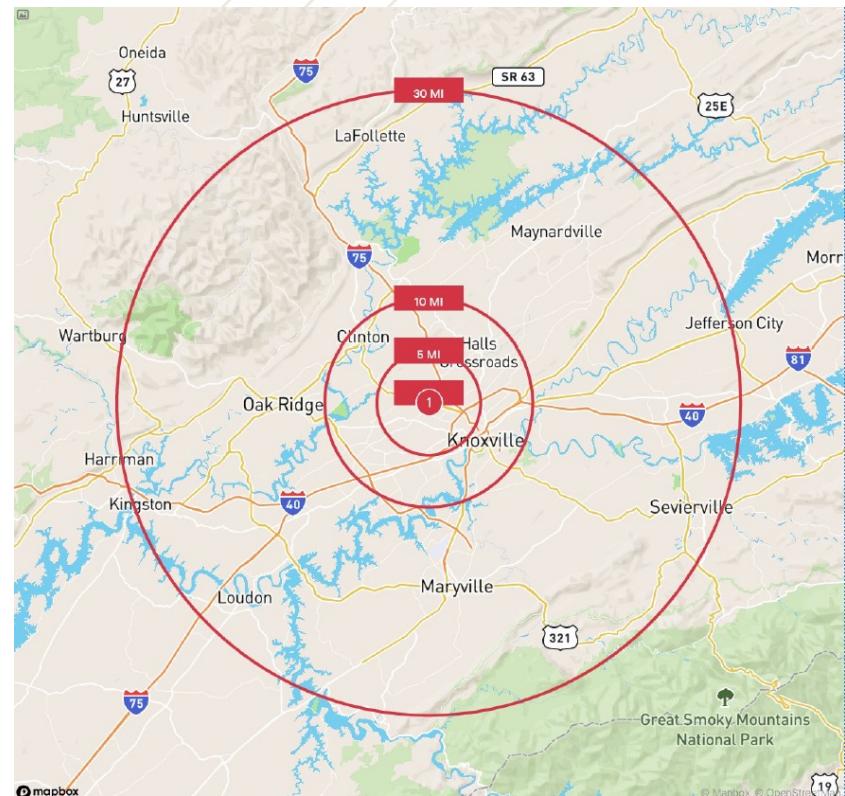


Demographics

2105 Callahan Dr
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2025	1 Miles	5 Miles	10 Miles	30 Miles
Population	2,565	126,170	402,687	977,315
Household Income	\$103,551	\$85,408	\$99,924	\$102,974
Households	924	53,675	170,340	402,042
Businesses	273	3,342	15,283	31,538



Contact Us

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