



INDUSTRIAL PROPERTY FOR LEASE

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5911 Echo Dr.  
Knoxville, TN 37919

**CBRE**

# Property Summary



## Property Description

Prime Flex Space strategically located in the highly desirable Bearden area, this versatile flex property offers exceptional connectivity to I-40/I-75, Kingston Pike, and Northshore Drive—making it one of Knoxville's most accessible and convenient workplace destinations. Surrounded by a vibrant mix of dining, shopping, and recreational amenities, this location is ideal for businesses seeking both functionality and lifestyle appeal. This site is particularly well-suited for a construction-related business, thanks to its central regional location, excellent interstate access, and close proximity to construction supply and equipment rental centers. Recently renovated, the property features: Freshly painted exterior and updated landscaping, Secure manual entry gate, two fully refurbished, climate-controlled office suites with new sheetrock, drop ceilings, fresh paint, and polished concrete floors, two additional unisex restrooms. Please Note: A portion of the property lies within a floodplain, and another portion is subject to a railroad easement.

## Property Highlights

- Access to I-40
- Bearden
- Fenced industrial outside storage

## Offering Summary

Lease Rate:	\$14.00 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

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# Property Details

Lease Rate	\$14.00 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



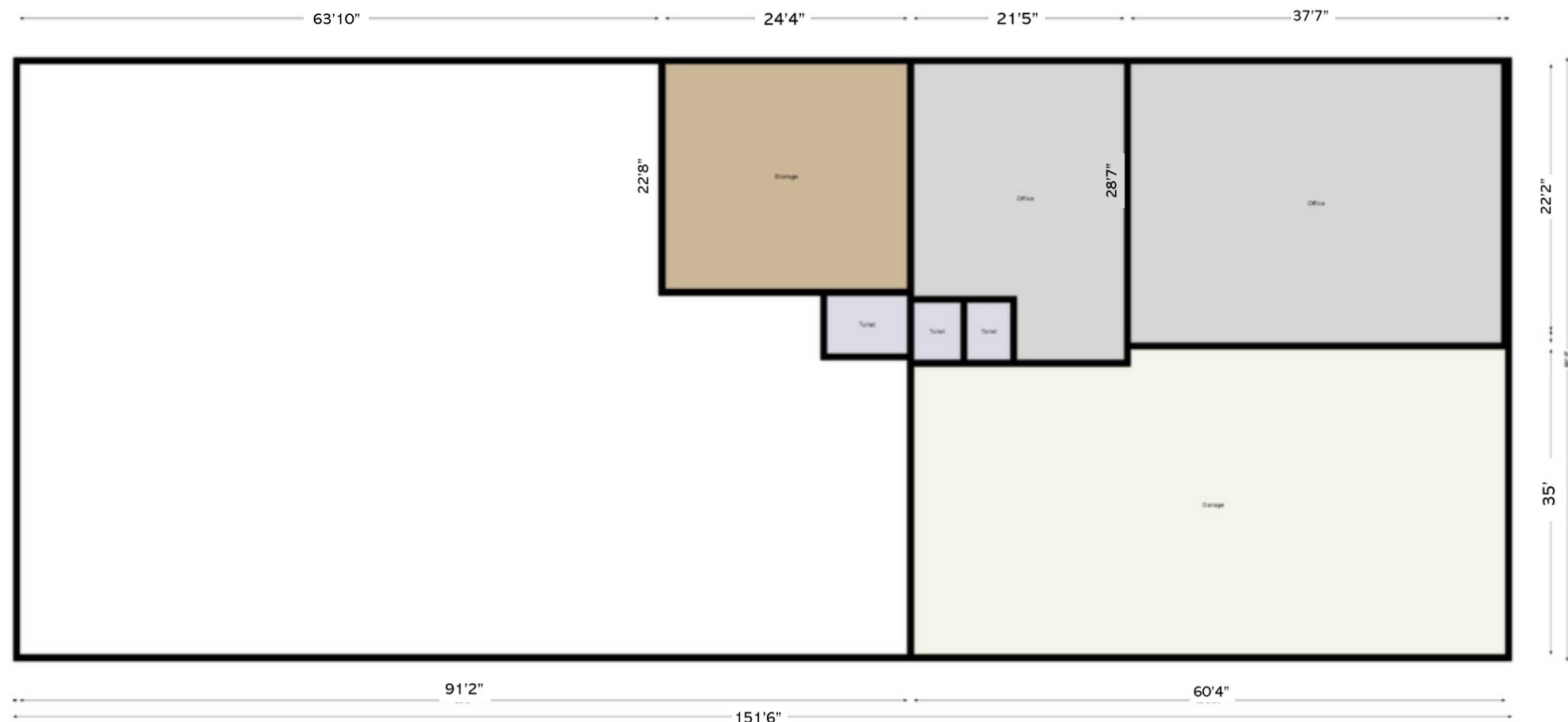
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## Additional Photos



5911 Echo Drive, Knoxville, TN 37919

# Floor Plan



\*\*all measurements are approximate and need to be verified by user

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# Location Map



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# Retailer Map



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## Meet the Team



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