



INDUSTRIAL PROPERTY FOR LEASE

CBRE

5911 Echo Dr.
Knoxville, TN 37919

5911 Echo Drive, Knoxville, TN 37919

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

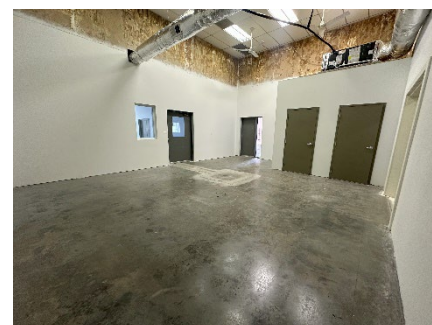
Property Information	
Property Type	Industrial
Zoning	I-G - Industrial
Lot Size	0.65 Acres

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

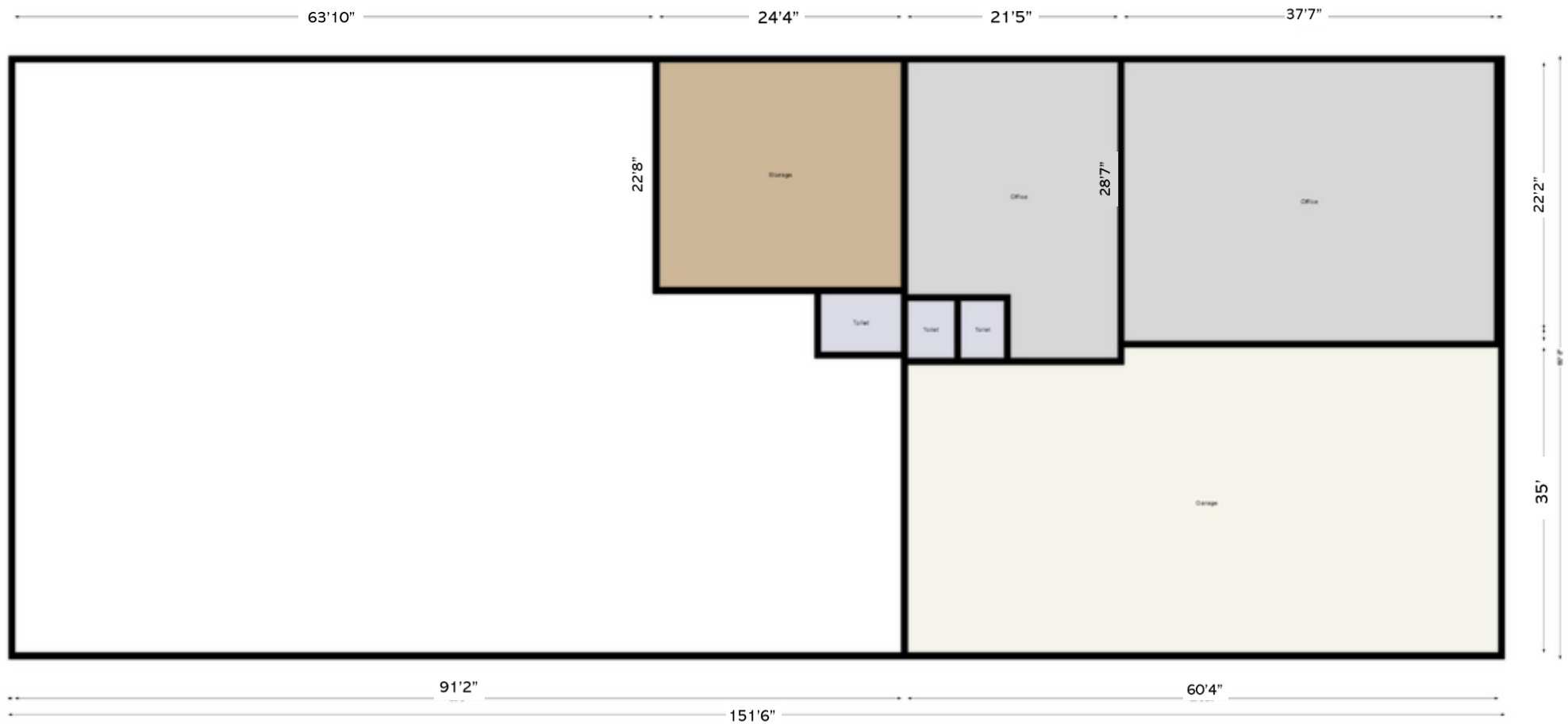


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Additional Photos



Floor Plan



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

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Location Map



Location Overview

The Knoxville area is easily accessible, with nearly half of the nation's population within a day's drive via six Interstate Highways. Additionally, Knoxville's McGhee Tyson Airport (TYS), located 12 miles from downtown, offers flights to 30 non-stop destinations by five different airlines.

The subject property is situated in Bearden, a neighborhood located along Kingston Pike in West Knoxville. Bearden is renowned for its diverse and community-focused ambiance, making it an ideal place to explore for those interested in history, shopping, dining, or outdoor activities.. It is a great place to explore whether you're interested in history, shopping, dining, or outdoor activities.

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Retailer Map



Meet the Team



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