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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



## CALLAHAN COMMERCE CENTER

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 (2109 Building, Suites 101-107), mid-range suites that are 4,375 SF - 5,833 SF (2105 Building, Suites 101-125), and larger layouts ranging in size from 11,666 SF – 13,125 SF.
- The Landlord offers 2 different build out packages that Tenants can select from, Open Warehouse Build Out Package and Office Build Out Package, allowing Tenants to customize their space immediately.
- 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 2105 (Suites 101-125) will be dry sprinklered.



|                 |                      |
|-----------------|----------------------|
| Lease Rate:     | \$13.25 - \$15.50/SF |
| Lease Type:     | NNN                  |
| Suite Sizes:    | 2,870 SF – 5,833 SF  |
| Date Available: | 2Q 2027              |



# Site Plan

2105-2109  
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Knoxville, TN

## 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 offered in Building 2105 ranging from 11,666 SF – 13,125 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.

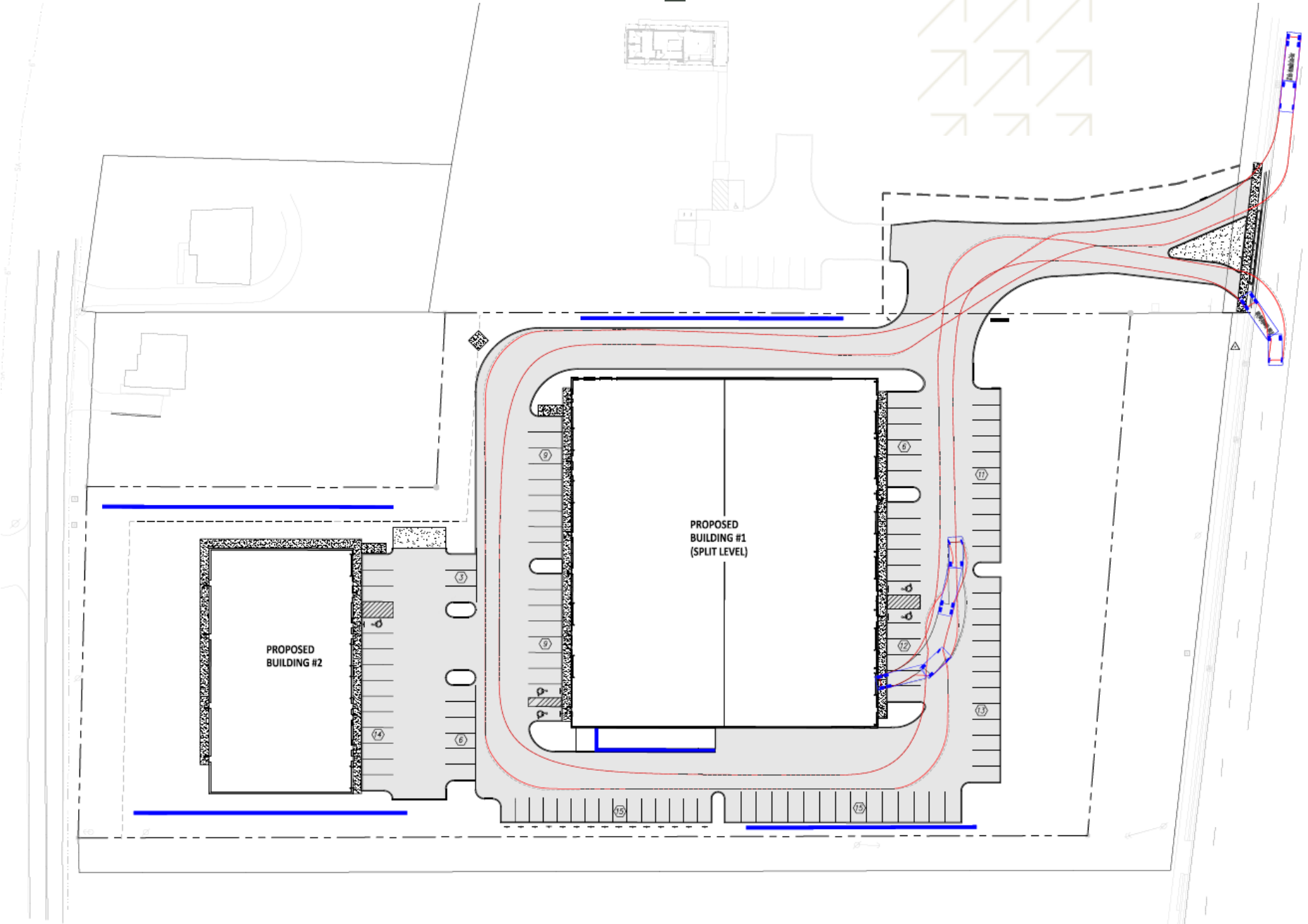
# Site Plan

2105-2109  
Callahan Dr  
Knoxville, TN



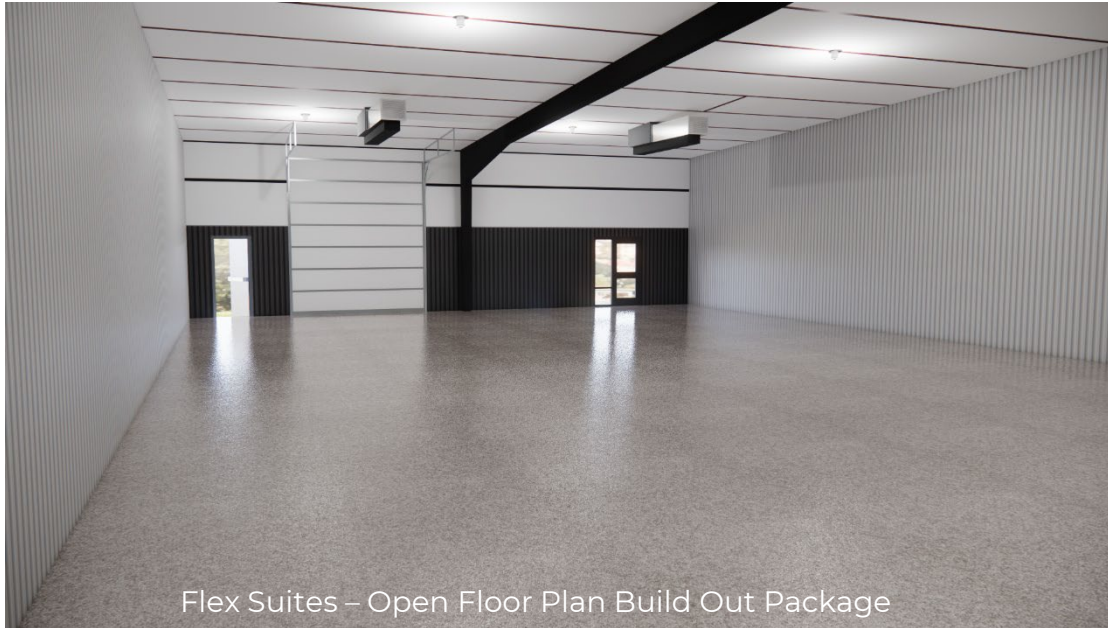
Lease rates available upon request. Please contact the Landlord's broker for pricing and availability.

# Truck Circulation Map

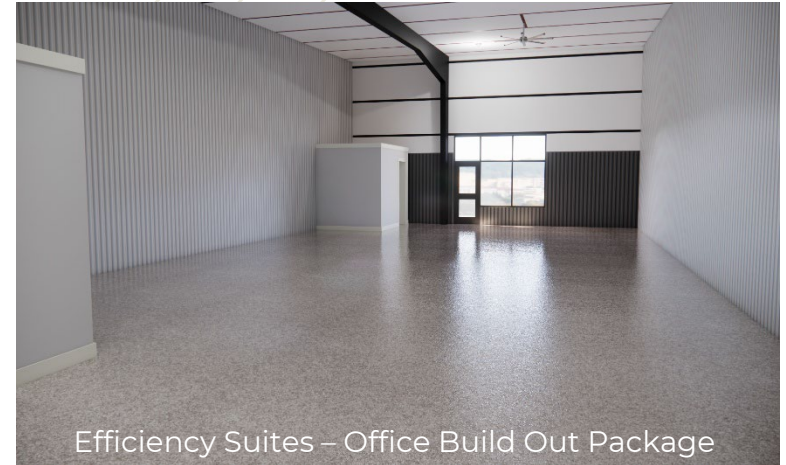




# Build Out Package Interior Renderings



Flex Suites – Open Floor Plan Build Out Package



Efficiency Suites – Office Build Out Package



Showroom Suites – Office Build Out Package

The renderings shown above are conceptual and provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee by Landlord as to the actual finishes, materials, colors, dimensions, configuration, or appearance of the Premises. In the event of any conflict between the renderings and the written project specifications set forth above, the written specifications shall control.

# Interior Renderings



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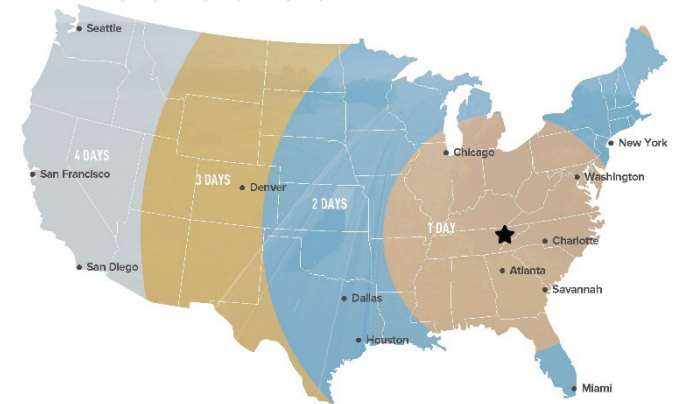
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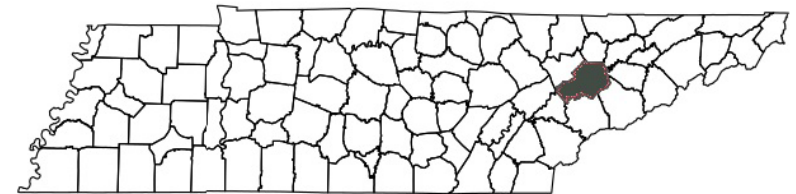
# Knoxville Market Overview

2105-2109  
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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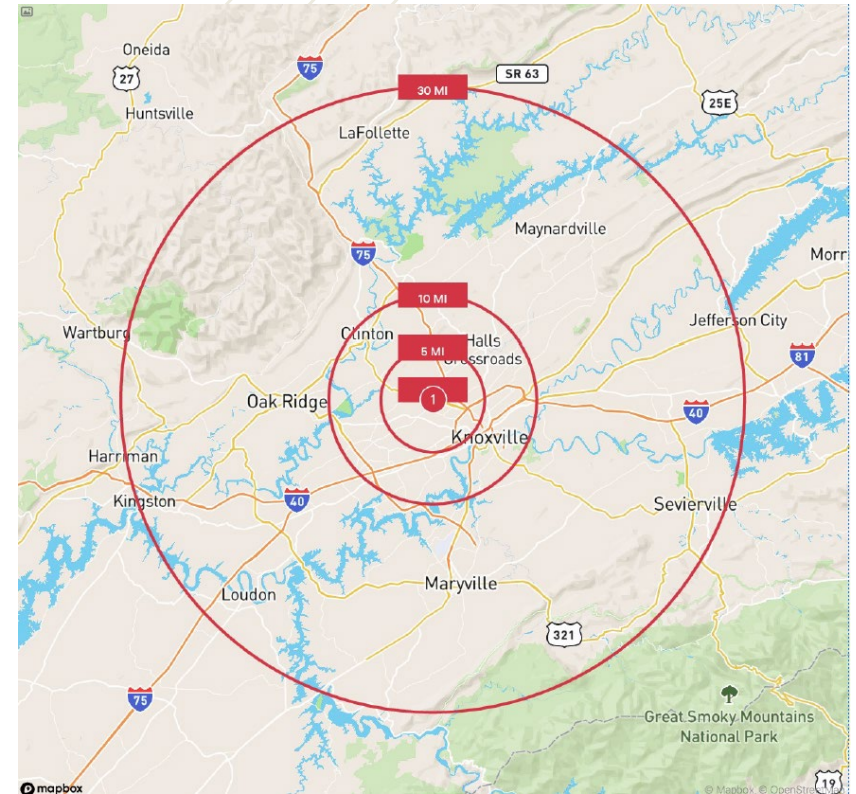




# Demographics

2105-2109  
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

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Callahan Dr  
Knoxville, TN



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