

FOR SALE



5611 Tec Drive

5611 Tec Drive
Avon, NY 14414



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Property Details & Highlights

5611 Tec Drive, Avon, NY 14414

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Building Name	5611 Tec Drive
Property Type	Industrial
Property Subtype	Manufacturing
APN	242089-035-000-0001-013-023-0000
Building Size	9,000 SF
Lot Size	2.99 Acres
Building Class	C
Year Built	1999

5611 Tec Drive offers an attractive owner-user opportunity featuring a ±9,000-square-foot commercial building situated on 2.99 acres in Avon, New York. Currently occupied by a kitchen-and-bath business, the property is well configured to support showroom, office, fabrication, assembly, and other light-industrial operations.

The building includes a professionally finished showroom, office area, employee breakroom, storage areas, and a spacious production floor. The showroom displays will be liquidated and are not included with the property, providing the next owner with flexibility to repurpose the space. The production area features 12-foot ceilings, a 10-foot grade-level overhead door, and two 200-amp, 208-volt, three-phase electrical services.

A large, paved parking and circulation area accommodates employees, customers, and commercial vehicles. The surrounding acreage provides additional outdoor space and potential for future building expansion, subject to municipal approvals. With its combination of customer-facing space, functional production capacity, and substantial electrical service, 5611 Tec Drive is well suited for contractors, fabricators, specialty manufacturers, building-supply companies, and similar owner-users.



- ±9,000 SF commercial and light-industrial building
- Situated on 2.99 acres
- Functional combination of showroom, office, production, storage, and employee space
- Spacious production area suitable for fabrication, assembly, or light manufacturing
- 12-foot ceiling height
- 10-foot grade-level overhead door
- Two 200-amp, 208-volt, three-phase electrical services
- Large paved parking and circulation area
- Additional land offering expansion potential, subject to municipal approvals
- Well suited for contractors, fabricators, specialty manufacturers, and building-supply businesses

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Property Summary

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VIDEO

OFFERING SUMMARY

Sale Price:	\$949,999
Lot Size:	2.99 Acres
Building Size:	9,000 SF

LOCATION DESCRIPTION

Located within the James M. Steele Industrial Park, 5611 Tec Drive offers a business-friendly setting near the I-390 Exit 10 interchange. The location provides convenient access to Routes 5 and 20, the Greater Rochester area, and surrounding Livingston County communities. Its accessibility and established commercial surroundings make it well positioned for businesses serving customers, receiving materials, and distributing products throughout the region.

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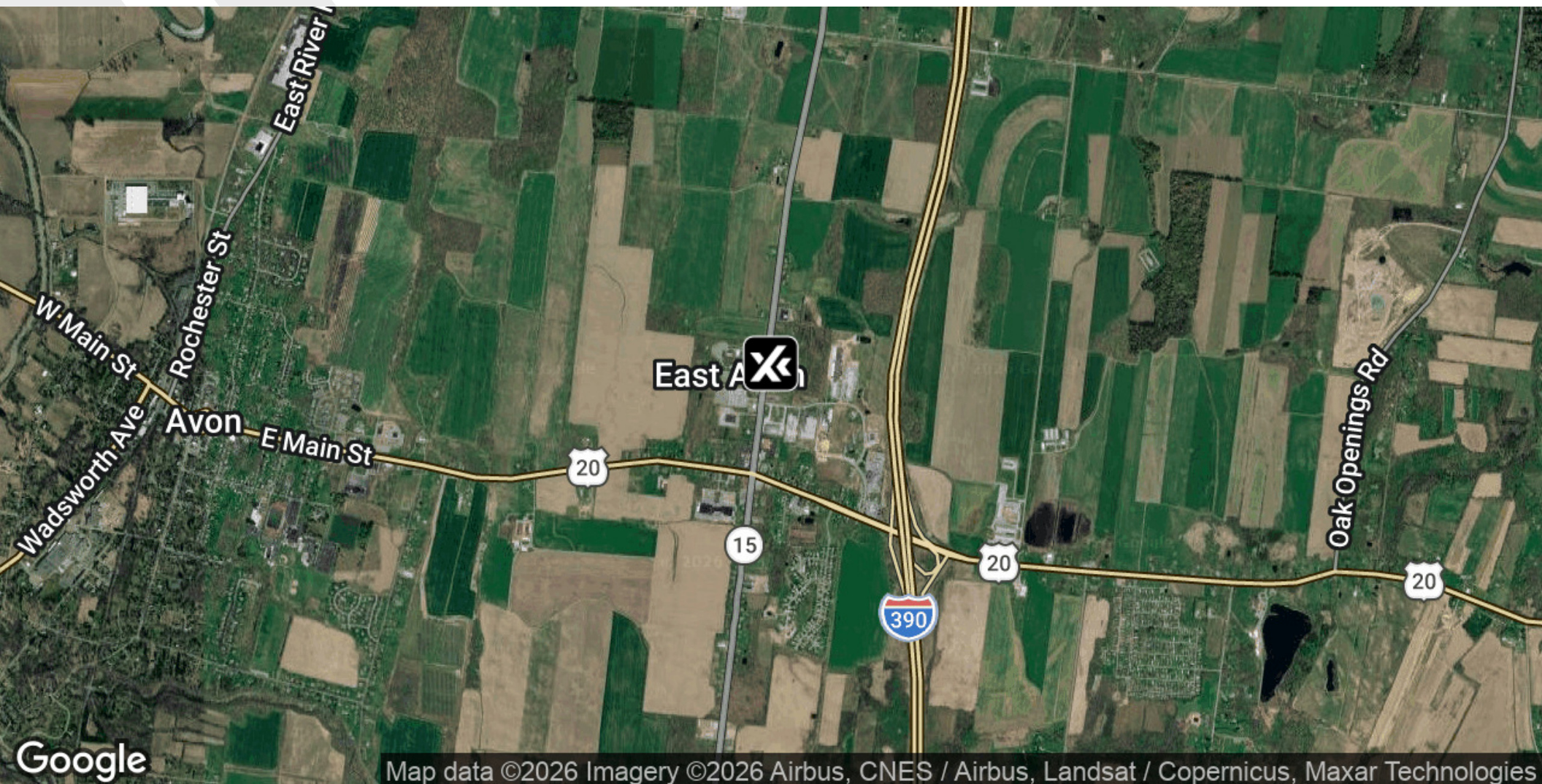


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Location Map

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Additional Photos

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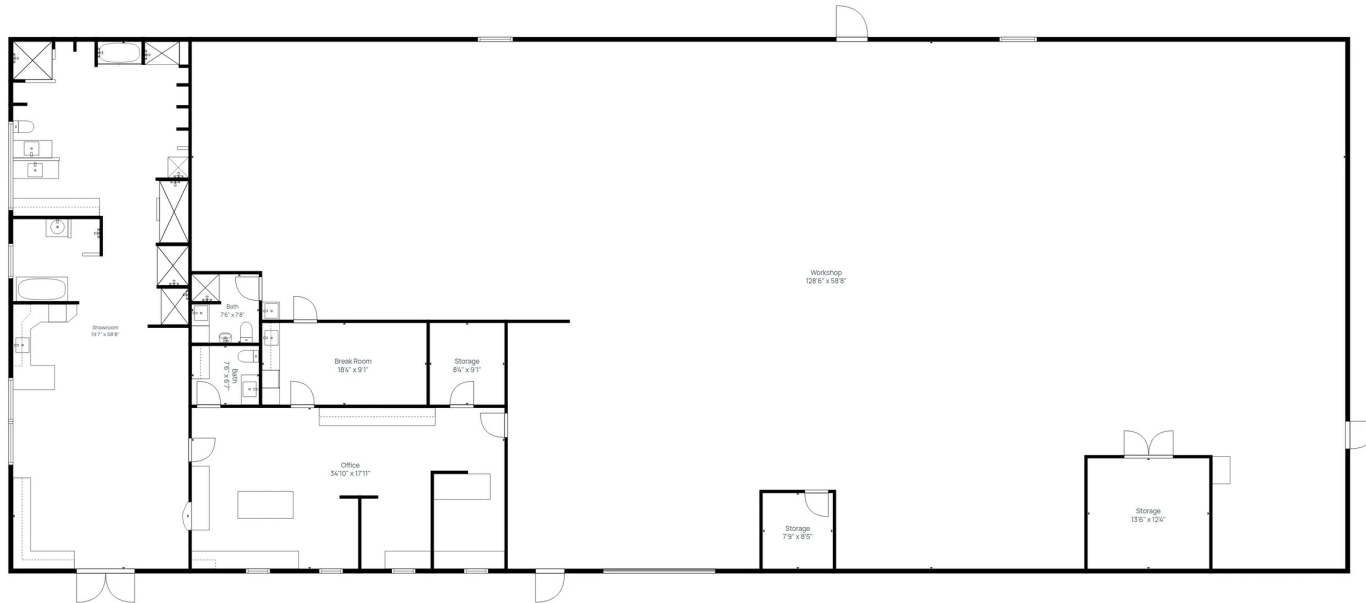
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Floor Plans

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VIRTUAL TOUR



Total GLA: 2078 sq. ft | Total: 8881 sq. ft
1st floor: 2078 sq. ft (Excluded areas 6803 sq. ft)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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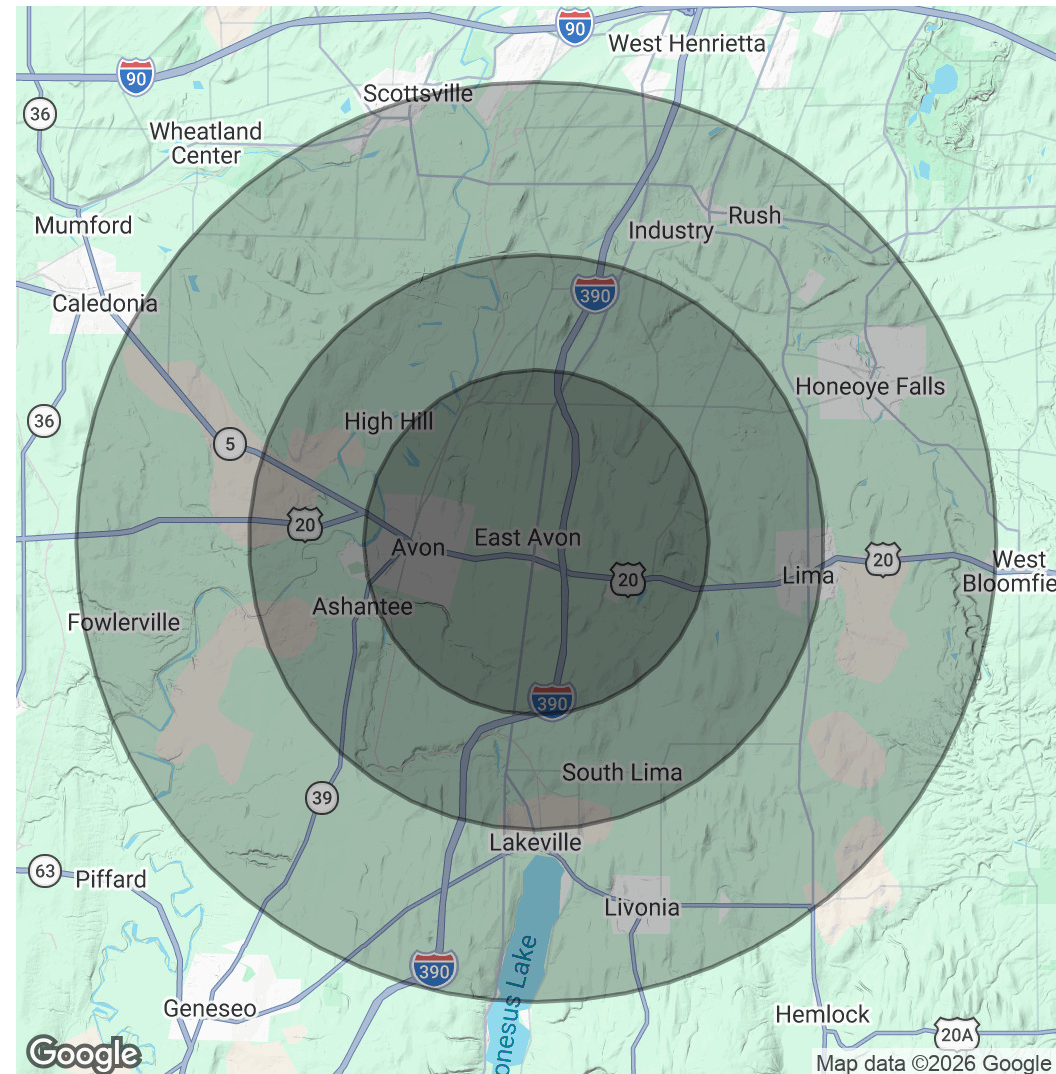
Demographics Map & Report

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POPULATION	3 MILES	5 MILES	8 MILES
Total Population	5,593	12,292	32,110
Average Age	41.5	42.4	43.3
Average Age (Male)	40.7	41.2	42
Average Age (Female)	45.3	45.1	45.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	8 MILES
Total Households	2,340	4,966	12,950
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$105,806	\$106,785	\$106,949
Average House Value	\$220,292	\$228,293	\$240,731

2023 American Community Survey (ACS)



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Meet the Team

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