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**AVAILABLE
FOR SALE OR LEASE**

45 W. HIGHLAND PARK DRIVE MANUFACTURING FACILITY

45 W. HIGHLAND PARK DRIVE NORTHEAST, HUTCHINSON, MINNESOTA 55350



FEATURE PROPERTIES, EXCLUSIVELY LISTED BY:

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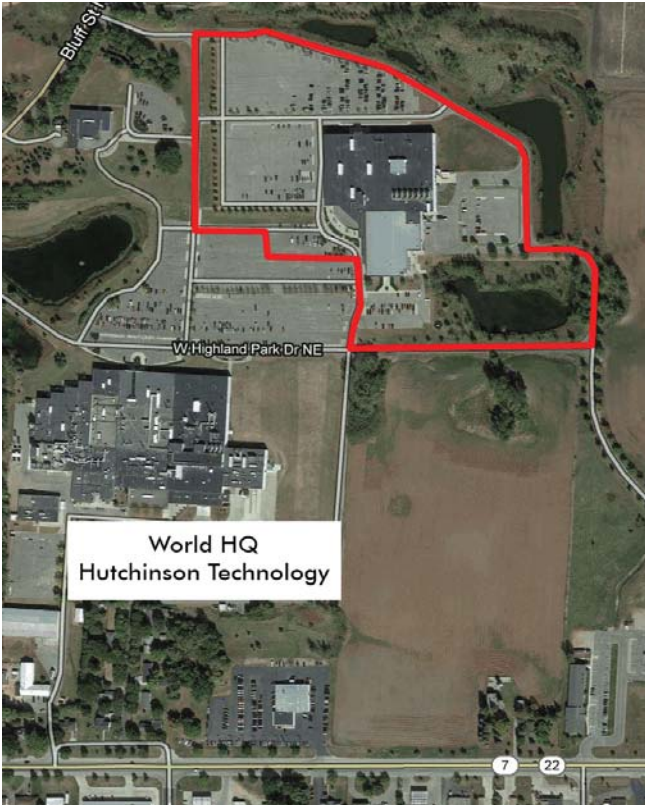
45 W. HIGHLAND PARK DRIVE MANUFACTURING FACILITY

45 W. HIGHLAND PARK DRIVE, HUTCHINSON, MINNESOTA 55350

Address	45 W. Highland Park Drive, Hutchinson, MN 55350	
County	McLeod	
Total Square Feet	237,000	
Year Built	1992 & 1998	
Ceiling Height	Manufacturing Bay= 29' 8" Tool Room= 28' to deck Office= Standard height	
Construction	I beam and steel roof trusses Alucabond exterior finish	
Parking	1100 spots	
Loading	6 dock doors with levelers , 1 drive-in	
Parcel ID	Acreage	Current Assessment
23.246.0015	36	\$5,840,800.00
Lighting	Manufacturing Bay= High Efficiency Fluorescent Tool Room= Metal Halide Office areas = Primarily Direct Fluorescent	
Power	8 Megawatts	
Sprinklers	Full Sprinkler Coverage	
Rail	No	
Floors	5" reinforced concrete. Primarily carpet and vinyl tile floor coverings.	
Site Improvements	Full improvements	
Sewer and Water	City sewer & water 12" main	
Natural Gas	Yes, Hutchinson Utilities	
Transportation Access	Direct access from Highway 7	
Condition of Property	Excellent	



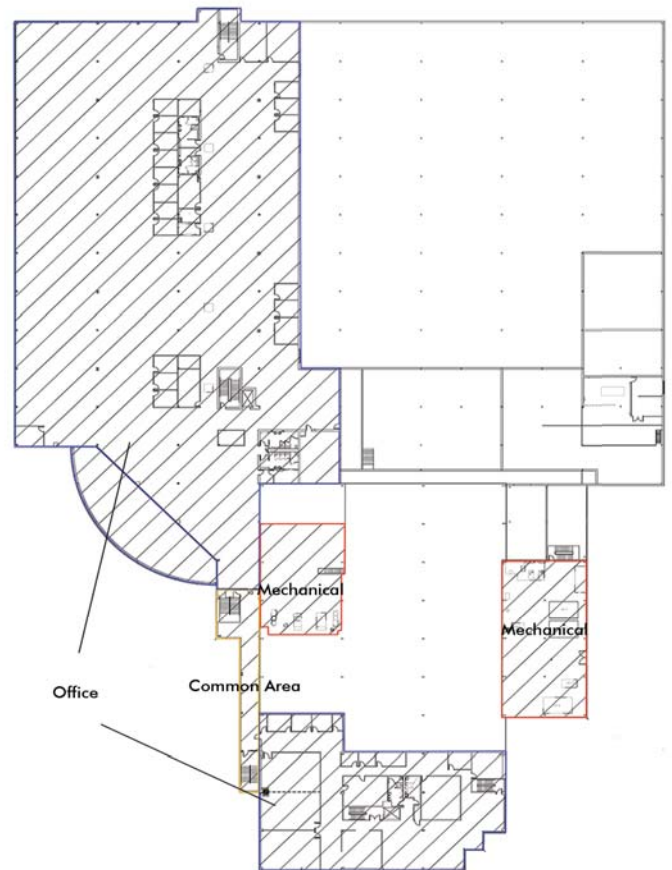
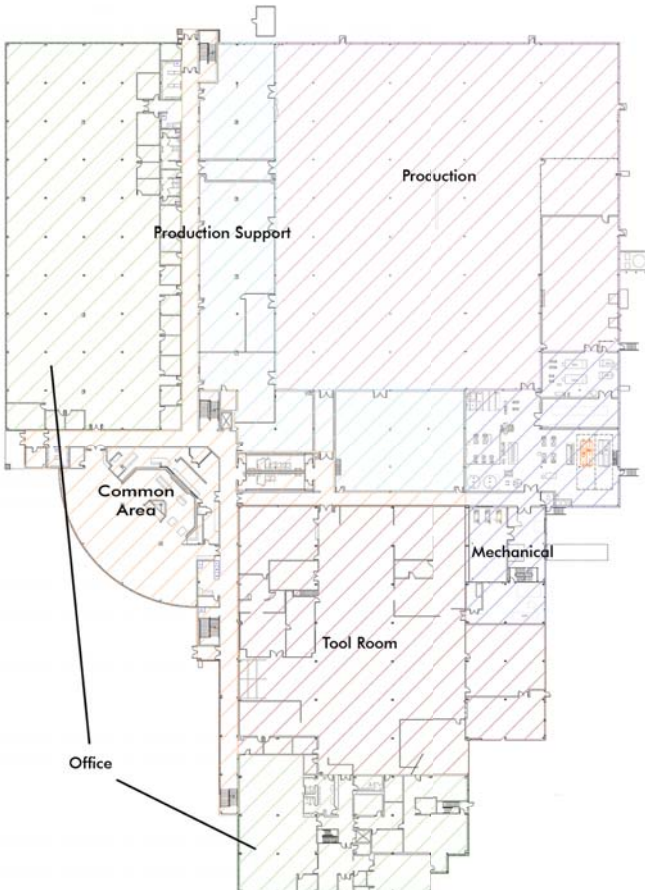
HVAC	<ul style="list-style-type: none"> Central Chilled Water System – Consisting of four chillers with a total capacity of 2,000 tons at 42F chilled water temperature circulating 4,000 GPM, served by seven evaporative fluid coolers for condenser cooling. Central Hot Water Boiler System – Three hot water boilers with a total capacity of 15,600 MBH (500HP) at 200F water temperature circulating 900GPM Central Steam Boiler System – Two low pressure steam boilers with a total capacity of 3,300 lbs/hr. The steam is used for humidification in manufacturing spaces. Manufacturing HVAC Unit – A two air tunnel penthouse rooftop unit provides 140,000 CFM of conditioned clean room class 10,000 supply air to 70,000 sq ft manufacturing bay. Each air tunnel has 15,000 CFM outdoor makeup air capability. Manufacturing Support and office HVAC Units – Five rooftop units and six internal units provide conditioned air to each space and utilize variable-air-volume control in spaces serving multiple zones.
Manufacturing Support Systems	<ul style="list-style-type: none"> Process Chilled Water – A 150 ton (1,800 MBH) capacity heat exchanger supplies 240 GPM of 50F cooling water to a matrix of piping in the manufacturing bay. Process Hot Water – A matrix of piping throughout the manufacturing bay provides 200F hot water glycol to process equipment. Compressed Air – Three 250 HP rotary screw air compressors have the capacity to provide 3,000 SCFM at 130 PSIG with a pressure dew-point of 40F via refrigerated dryers and 0.0001 micron filtration through coalescing filters to a piping matrix throughout manufacturing and support areas. Process Vacuum – Two rotary screw vacuum pumps provide a capacity of 300 CFM each to a matrix of piping throughout manufacturing and support areas. Process Gas – A matrix of piping is provided throughout the manufacturing bays to supply single process gas from a bulk tank concrete pad located on the East side of the building. The former application was Nitrogen. Pure Water System – A 30 GPM reverse osmosis system serves the manufacturing bay. Wastewater Pretreatment – An under slab piping matrix from manufacturing to a dilute rinse waste system. A central collection pit utilizes lift pumps with the capacity of 25 GPM the dilute rinse.
Electric Service	<ul style="list-style-type: none"> The building is served by a single utility feed at a primary voltage level of 13.8 KV. This feeds a single set of medium voltage switchgear which in turn feeds two 3,000 Amp and one 2,000 Amp 480/277 VAC substations, and one 3,000 Amp 208/120 VAC substation. Electrical power to manufacturing bay is provided via 600 VAC, 600 Amp rated buss ways delivering 208/120 VAC power. The 480/277 VAC power is provided via panel boards evenly spaced throughout the bay. The other bay has two 600 VAC, 600 Amp buss ways delivering 480/277 VAC power. The 208/120 VAC is provided via panel boards evenly throughout the bay. Backup/Emergency Power – Two natural gas generators, one 100 KW and one 210 KW. The UPS system is 40 KVA. They provide uninterrupted and emergency power to life-safety and computer systems. Building Automation System – The building environment and all facility related manufacturing support systems are monitored and controlled by Siemens building management system. Power is fed through multiple feeders, assuring that if one of the city feeds is interrupted for any length of time that it can easily be switched.
Building Access Security System	<ul style="list-style-type: none"> Consists of proximity badge readers on exterior doors and designated interior doors. Closed circuit cameras provide visual coverage of all entrance and exit doors as well as main corridors and stairways.



PLANT SQ FOOTAGE	237,594
BY LOCATION	
	SF
1ST FLOOR	
OFFICE	37,877
TOOL ROOM	27,373
MECHANICAL	12,052
PRODUCTION	45,804
PRODUCTION SUPPORT	18,129
COMMON AREA	18,888
	1st FLOOR TOTAL 160,123
2ND FLOOR	
OFFICE	67,642
MECHANICAL	7,922
COMMON AREA	1,907
	2nd FLOOR TOTAL 77,471

FIRST FLOOR SITE PLAN

SECOND FLOOR SITE PLAN



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2013 MCLEOD COUNTY

REGIONAL MAP

POPULATION:

Hutchinson Population: 13,595

McLeod County Population: 36,891

MCLEOD COUNTY COUNTY WORKFORCE:

28,455

MEDIAN FAMILY HOUSEHOLD INCOME:

\$53,347 (2012)

AVERAGE ANNUAL ELECTRICAL RATES FOR INDUSTRIAL USES:

Usage/Month: \$0.0675/kWh

MAJOR EMPLOYERS:

3M

Ohly

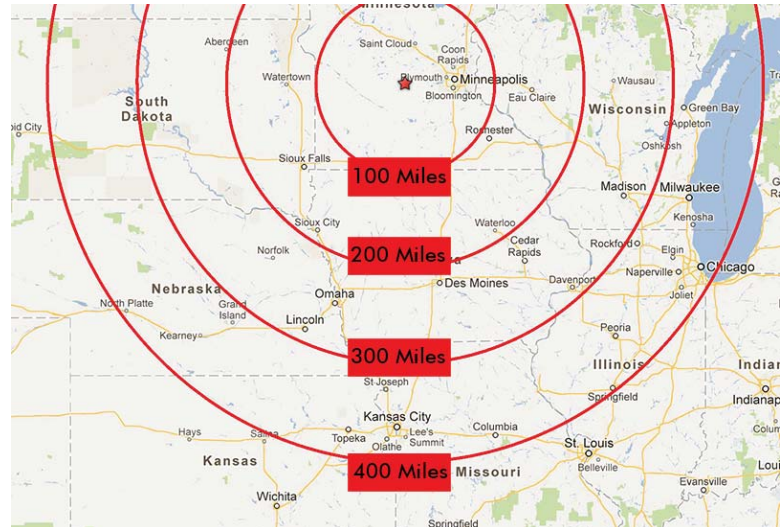
Hutchinson Manufacturing

Pride Engineered Plastics

Goebel Fixture Company

Nordic Components

Warrior



OTHER WEB LINKS:

www.minnesotasmanufacturingcity.com

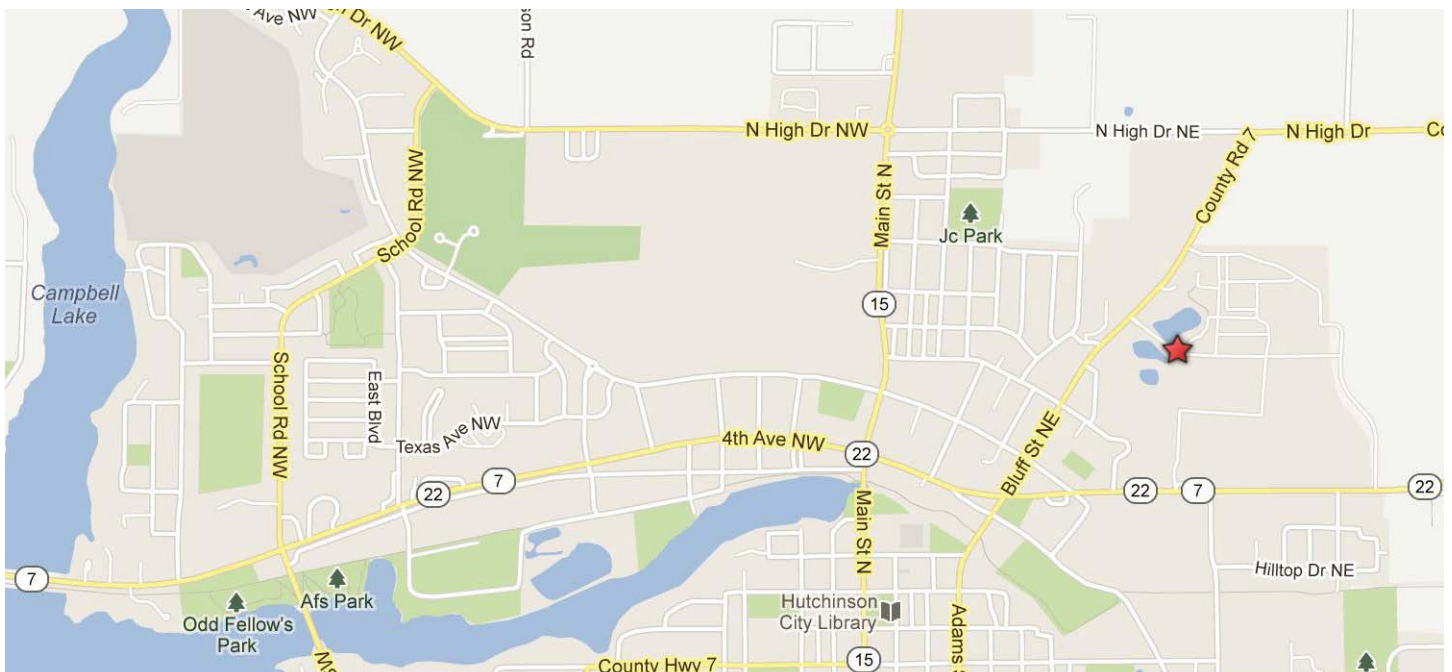
www.hutchinsonmn.com

www.ci.hutchinson.mn.us

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www.explorehutchinson.com

CITY MAP



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