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DALADO Building

481 Hwy 7 East, Hutchinson, MN 55350



CATEGORY	DESCRIPTION
Building Details	<ul style="list-style-type: none">✓ 20,000 sq. ft. manufacturing / warehouse facility✓ Expandable (can add on about 9,000 sf)✓ 18' side walls✓ Footprint is 200' x 100'✓ Climate controlled building✓ Fire sprinkler system✓ 1 drive-in door (14' x 14')✓ 2 dock doors<ul style="list-style-type: none">▪ 8 ½' wide x 10' high w/ leveler▪ 10' wide x 12' high w/leveler

Property	<ul style="list-style-type: none"> ✓ Comprised of 2 lots containing 3 buildings (see map) <ul style="list-style-type: none"> ▪ 1.51 & 1.63 acre lots (3.14 acres total) ▪ 8,160 sq. ft. industrial building (9' ceilings) ▪ 20,000 sq. ft. warehouse / manufacturing bldg. ▪ 1,600 sq. ft. detached garage ✓ Right-of-way connects to State Hwy 7, but a driveway must be built.
Utility Services	<ul style="list-style-type: none"> ✓ 240 volt / 3-phase electricity (120/240v, 800 amp 3-phase is on site) ✓ Supplied by Hutchinson Utilities, an RP3 utility ✓ Natural gas heat, supplied by Hutchinson utilities ✓ Municipal water & sewer 
Construction & History	<ul style="list-style-type: none"> ✓ Steel frame construction ✓ Built 1994
Location	<ul style="list-style-type: none"> ✓ Fronting Minnesota State Hwy 7 ✓ 1-hour west of Minneapolis / St. Paul
Terms	<ul style="list-style-type: none"> ✓ For sale or lease



The main building is 100' x 200' with 18' eave height and 2 docks. 120/240v, 800 amp 3-phase power is available in the L-shaped building at left and could easily be extended to the main building.

Property is comprised of 477, 479 & 481 Hwy 7 east in Hutchinson. Driveway needs to be built.