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# CE Building

1150 5<sup>th</sup> Avenue SE, Hutchinson, MN 55350



CATEGORY	DESCRIPTION
Building Details	<ul style="list-style-type: none"> <li>✓ 22,800 sq. ft. building</li> <li>✓ [south half available for lease; ≈ 8,000 sf]</li> <li>✓ 16' side walls</li> <li>✓ Building footprint is 190' x 120'</li> <li>✓ Climate controlled building</li> <li>✓ Fire sprinkler system</li> <li>✓ 1 dock door</li> </ul>
Utility Services	<ul style="list-style-type: none"> <li>✓ Supplied by Hutchinson Utilities, an RP3 utility</li> <li>✓ Natural gas heat, supplied by Hutchinson utilities</li> <li>✓ Municipal water &amp; sewer</li> </ul> 

<b>Construction &amp; History</b>	<ul style="list-style-type: none"><li>✓ Steel frame construction</li><li>✓ <b>Built 2008</b></li></ul>
<b>Location</b>	<ul style="list-style-type: none"><li>✓ Just off Minnesota State Hwy 7</li><li>✓ <b>1-hour west of Minneapolis / St. Paul</b></li></ul>
<b>Terms</b>	For lease



**The south half of the building (shown) is available for lease. North half is a call center.**



**Previously used as a call center, the south half of the building is one very large room approximately 160' x 50' wide (about 8,000 sf). Ceiling is 16'.**

**On the left side of the photo are offices along with restrooms / breakroom that could be shared.**