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DALADO Building

481 Hwy 7 East, Hutchinson, MN 55350



| CATEGORY | DESCRIPTION |
|--------------------------------|---|
| <p>Building Details</p> | <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 |

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|-----------------------------------|---|
| 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 |



Building is 100' x 200' with 18' eave height, 2 docks and 1 drive-in door. 120/240v, 800 amp 3-phase power is available on the site.