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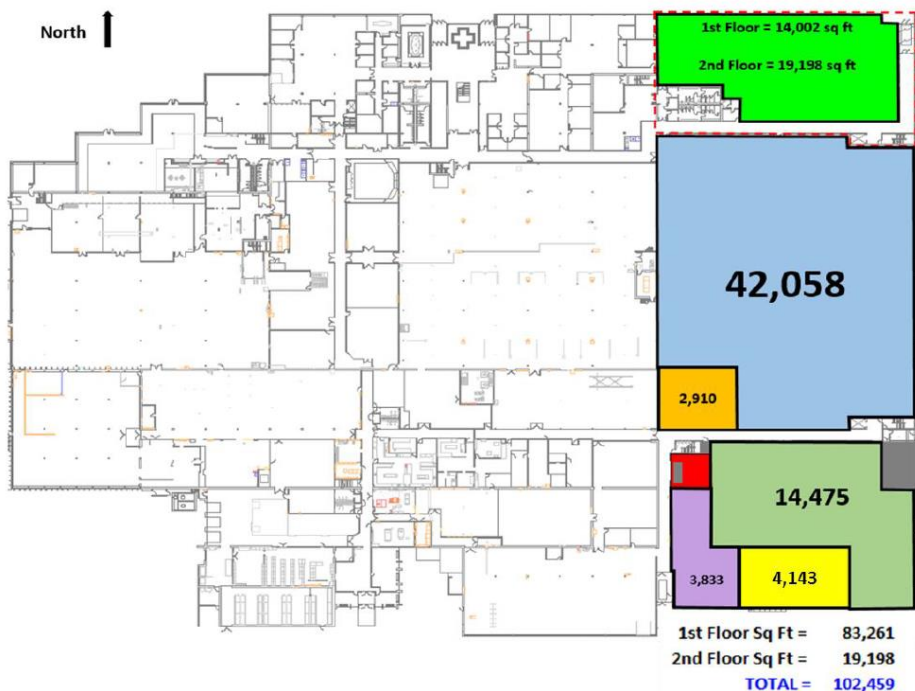
TDK-HTI Building

40 West Highland Park Drive NE
Hutchinson, MN 55350



CATEGORY	DESCRIPTION
Building Details	<ul style="list-style-type: none">✓ 42,058 sq. ft. high-bay manufacturing / warehouse facility✓ 23' to joist✓ 14,475 sq. ft low-bay mfg. (11'5" to joist)✓ 33,200 sf office (on 2 floors)✓ Cafeteria & Shipping spaces✓ Climate controlled building / Fire sprinkler system✓ 5" reinforced concrete floors✓ 286 parking spots✓ 3 dock doors / levelers

Property	<ul style="list-style-type: none"> ✓ Part of the larger TDK-HTI Building (to be leased or sold as condo) ✓ Direct access to State Hwy 7
Utility Services	<ul style="list-style-type: none"> ✓ Building served by single utility feed at a primary voltage level of 13.8 KV with about 9 MW capacity. This feeds multiple medium voltage switchgears that loops the campus. These then feed substations at 480/277 VAC and 208/120 VAC. Electricity to the manufacturing bay is provided via 600 VAC, 600 Amp rated bus ways delivering 208/120 VAC power and 480/277 VAC power. Panel board located throughout the facility. ✓ 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"> ✓ I-beam & steel roof trusses ✓ Alucobond exterior finish ✓ Built 1993
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



Available space is color-coded at left.

1st floor offices = 13,451 sf
2nd floor offices = 17,917 sf

Mfg. high bay = 42,058 sf
PMM = 2,910 sf

Mfg. Low bay = 14,475 sf
Docks = 4,183 sf
Cafeteria / vending = 3,833 sf