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# 7 East Business Park

481 Hwy 7 East, Hutchinson, MN 55350



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

<b>Property</b>	<ul style="list-style-type: none"> <li>✓ <b>Comprised of 2 lots containing 3 buildings (see map)</b> <ul style="list-style-type: none"> <li>▪ 1.51 &amp; 1.63 acre lots (3.14 acres total)</li> <li>▪ 8,160 sq. ft. industrial building (9' ceilings)</li> <li>▪ 20,000 sq. ft. warehouse / manufacturing bldg.</li> <li>▪ 1,600 sq. ft. detached garage</li> </ul> </li> <li>✓ <b>Right-of-way connects to State Hwy 7, but a driveway must be built.</b></li> </ul>
<b>Utility Services</b>	<ul style="list-style-type: none"> <li>✓ <b>240 volt / 3-phase electricity</b> (120/240v, 800 amp 3-phase is on site)</li> <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 1994</b></li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>✓ Fronting Minnesota State Hwy 7</li> <li>✓ <b>1-hour west of Minneapolis / St. Paul</b></li> </ul>
<b>Terms</b>	<ul style="list-style-type: none"> <li>✓ For sale or lease</li> </ul>
<b>Contact</b>	<p style="text-align: center;"><b>Jim Fahey at (612) 583-8559</b></p>



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.