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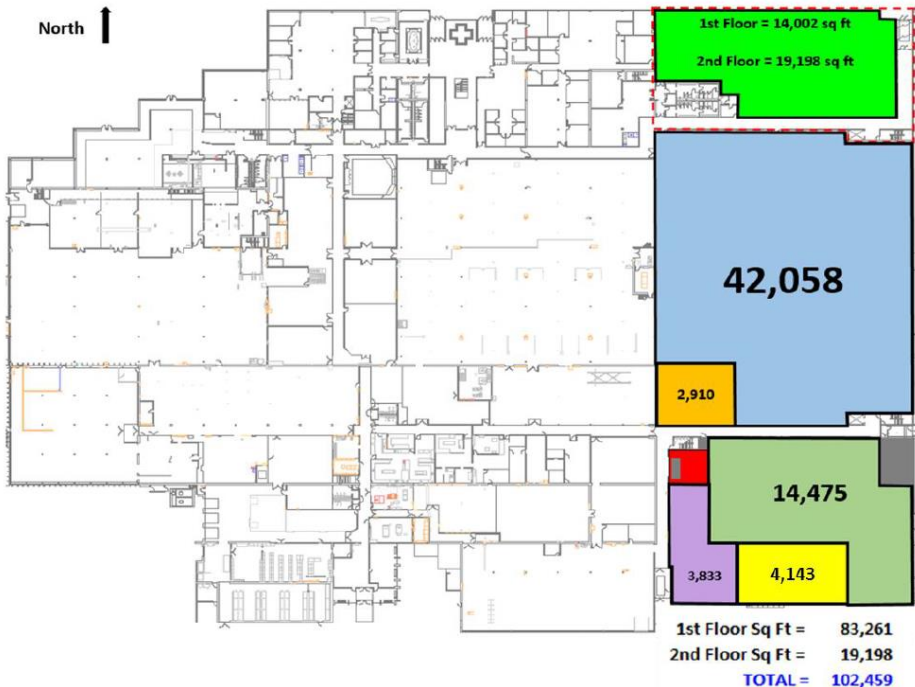
# TDK-HTI Building

40 West Highland Park Drive NE  
Hutchinson, MN 55350



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

<b>Property</b>	<ul style="list-style-type: none"> <li>✓ <b>Part of the larger TDK-HTI Building</b> (to be leased or sold as condo)</li> <li>✓ <b>Direct access to State Hwy 7</b></li> </ul>
<b>Utility Services</b>	<ul style="list-style-type: none"> <li>✓ Building served by single utility feed at a primary voltage level of <b>13.8 KV with about 9 MW capacity</b>. This feeds multiple medium voltage switchgears that loops the campus. These then feed substations at <b>480/277 VAC and 208/120 VAC</b>. 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.</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>✓ I-beam &amp; steel roof trusses</li> <li>✓ Alucobond exterior finish</li> <li>✓ <b>Built 1993</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>



Available space is color-coded at left.

1<sup>st</sup> floor offices = 13,451 sf  
2<sup>nd</sup> 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