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7 East Business Park

481 Hwy 7 East, Hutchinson, MN 55350



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20,000 sf climate-controlled manufacturing / warehouse building.



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.

8,000 sf multi-purpose building.



CATEGORY	DESCRIPTION
Building 373 Details	<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 ✓ Steel-frame construction ✓ Built 1994 ✓ 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
Building 357 Details	<ul style="list-style-type: none"> ✓ 8,000 sq. ft. multi-purpose building ✓ 9' ceilings ✓ High-capacity electrical, compressed air, etc.
Site	<ul style="list-style-type: none"> ✓ Site contains 3 buildings + 8,000 sf building pad <ul style="list-style-type: none"> ▪ 5.17-acre site ▪ 8,160 sq. ft. industrial building (9' ceilings) ▪ 20,000 sq. ft. warehouse / manufacturing bldg. ▪ 1,600 sq. ft. detached garage ✓ Direct connection to State Hwy 7
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 
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
Contact	<p style="text-align: center;">Jim Fahey at (612) 583-8559</p>