



FOR LEASE & SALE! • 62,000 SF



Droptine Properties

1105 Benjamin Avenue S | Hutchinson, MN 55350

Beautiful manufacturing warehouse in business-friendly and growing community

- Pre-engineered high-end Butler Steel Building built in 2021
- MR-24 standing-seam metal, weather tight, and maintenance-free roof
- 35,000 SF manufacturing (infrared heat) and 8,000 SF modern office + mezzanine
- 19,000 SF of dry storage (insulated roof, can be converted to heated) with 20x14' ground level exterior overhead door
- 24' eave height, 20'10" clear, and 30 parking stalls
- Located in an industrial park on large 7-acre lot (great for easy future expansion)
- Easy access to Highways 7 & 22; about a mile from Main Street; about 1 hour from Mpls.

Base Rent: \$7 PSF • Est. Operating Expenses: \$1.50 PSF

Sale Price: \$4,750,000 • Current Taxes: \$79,000

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Incredible Warehouse/Manufacturing

