



COMMERCIAL REALTY SOLUTIONS

For Sale  
Industrial  
Property



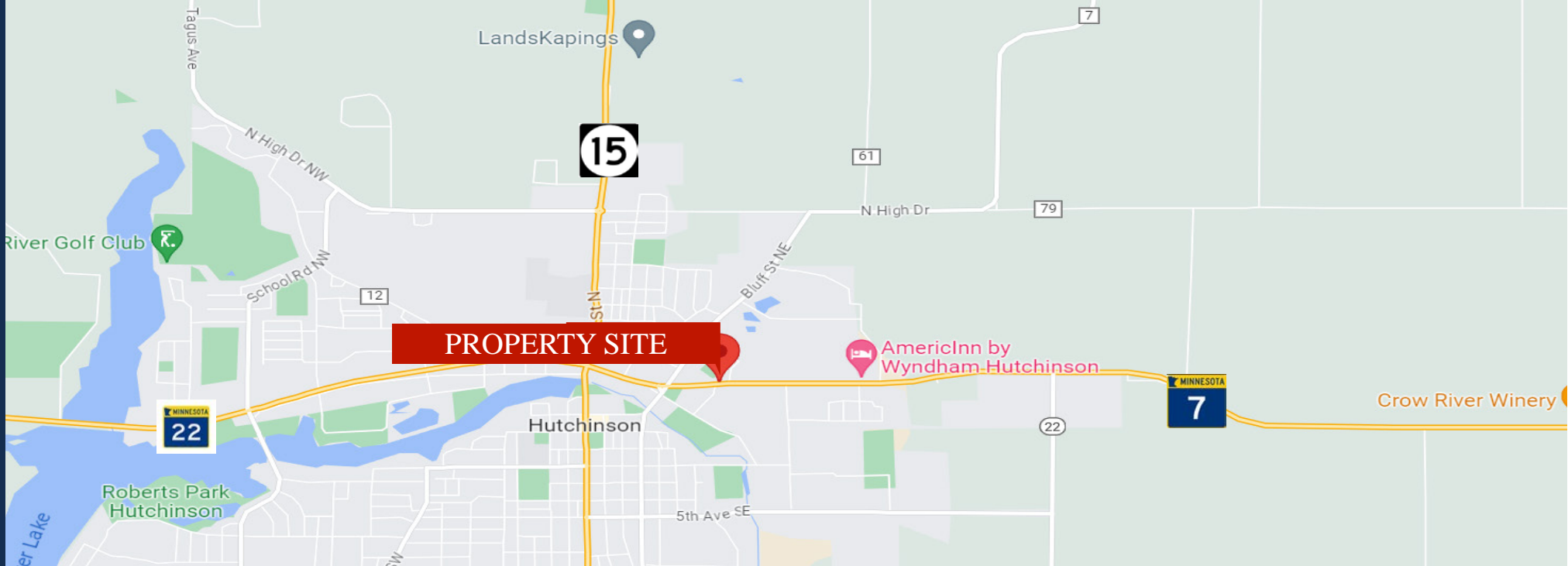
Highway 7

## HUTCHINSON INDUSTRIAL LAND

**Parcel 17.88 Acres** (Shop: 6,980/sf & Office 1,200/sf)

311 Highway 7, Hutchinson, MN 55350

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com



## PROPERTY LOCATION

- \* North Side of Highway 7
- \* Good Access & Visibility
- \* Businesses in the Area:  
Hutchinson Technology, Firelake Manufacturing, Caseys, Valley Sales of Hutchinson, Country Kitchen and more.

### TRAFFIC COUNTS - 2022

- \* Highway 7 - 10,700 VPD
- \* Highway 15 - 9,900 VPD



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# PROPERTY OVERVIEW

Sales Price

\$595,000.00

Parcel	17.88 Acres
Building Size	Shop: 6,980/sf, Office 1,200/sf
County	McLeod
PID	232-460-050, 232-460-040, 230-560-160, 230-460-065, 230-560-165
Zoned	I-1 Industrial
HVAC	Unit Heaters in Shop, Forced Air in Office
Electrical	800 Amps, 600 v, 3 phase 4w
Overhead Doors	(3) (1) - 10'w x 14'h, (1) - 10'w x 12'h, (1) - 8'w x 10'h

# ZONING CODE

(B) *Permitted uses.* Within an I-1 District, unless otherwise provided by this chapter, no uses are permitted, except for the following:

(1) Manufacturing: any light manufacturing or process including repairs, assembling, fabricating, altering, converting, finishing, processing, treating, testing, packaging or bottling; except any use or process hereinafter specifically excluded or which would not be in keeping with the purpose of the district as stated above. This determination shall be made by the Planning Commission upon review of the building permit application. Manufacturing includes the storage of goods or materials related to the manufacturing process;

(2) Offices;

(3) Office-showroom buildings;

(4) Warehousing, storage and wholesaling: the storage, handling and distribution of goods and materials for retail, wholesale or on-site use, except any hazardous combustible materials or flammable liquids or gases. This classification does not include truck terminals;

(5) Vocational and technical schools;

(6) Pawnbroker establishments; and

(7) Massage services establishments.

(C) *Conditional uses.*

(1) Motor vehicle body shops;

(2) Dog kennels;

(3) Bulk storage of liquid;

(4) Athletic clubs;

(5) Restaurants;

(6) Recyclable material collection center;

(7) Grain elevators;

(8) Tattoo establishments and sexually-oriented businesses;

(9) Storage units;

(10) Schools;

(11) Towing company buildings with fenced impound lots, subject to providing a completely fenced and screened enclosure to 100% opacity. Fences must be a minimum of six feet high and constructed of wood or equivalent materials; and

(12) Truck terminals.

(D) *Accessory uses.*

(1) Any accessory use, building or structure customarily incidental to a principal use permitted above, and located on the same lot therewith;

(2) Specialized freight and yard equipment, private utility structures, secondary processing structures and similar specialized structures;

(3) Parking and loading facilities as regulated in §§ [154.116](#) and [App. B](#) to this chapter; and

(4) Signs as regulated in §§ [154.140](#) through [154.144](#) of this chapter.

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# SITE PHOTOS



**1,200/sf Office & Gated Entry**



**6,980/sf Shop**



**Former Manufacturing Plant  
Removed by Seller or Available "As-Is".**



**Office Interior**

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# EXTERIOR



## PROPERTY INFORMATION

- \* Heavy Industrial Property with Shop and Office on Highway 7. Office is a usable 1,200/sf with a 6,980/sf shop. Two primary work bays with cold storage area.
- \* 14,000/sf former manufacturing plant available "As Is" or can be removed by Seller.
- \* Property features 8.5 acres of developed lay down yard - Outdoor Storage.
- \* Heavy Power to Site.
- \* Monument Signage
- \* Office has a shared wall with neighboring property.

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