

## OfficeMax Building

1354 Hwy. 15 South, Hutchinson, MN 55350

### Location:

- Mall Business District
- Fronting Trunk Hwy. 15
- Average vehicle count of 17,000 / day

### Description:

- 23,000 sq. ft. facility
- Approx. 185' x 124'
- Like new condition – barely used.

### Construction & History:

- Concrete / Masonry construction
- Built in 1999

### Land:

- 1.56 acre site
- Large paved parking lot
- Adjacent to Target & two undeveloped lots (Could be used as possible expansion.)

### Utility Services:

- 120/420v three phase electricity w/ 2000 Amp service supplied by Hutchinson Utilities.
- Municipal water & sewer
- Natural Gas heat, supplied by Hutchinson Utilities

### Additional Information:

Hutchinson Economic Development Authority  
111 Hassan Street NE.  
Hutchinson, MN 55350

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