# ±40,000 SF of Office Space For Lease

**40 W Highland Park Dr NE, Hutchinson, MN 55350**

## Highlights:

- Up to 40,000 SF of office available for lease immediately
- The office can be converted to production or manufacturing space
- Heavy power readily available

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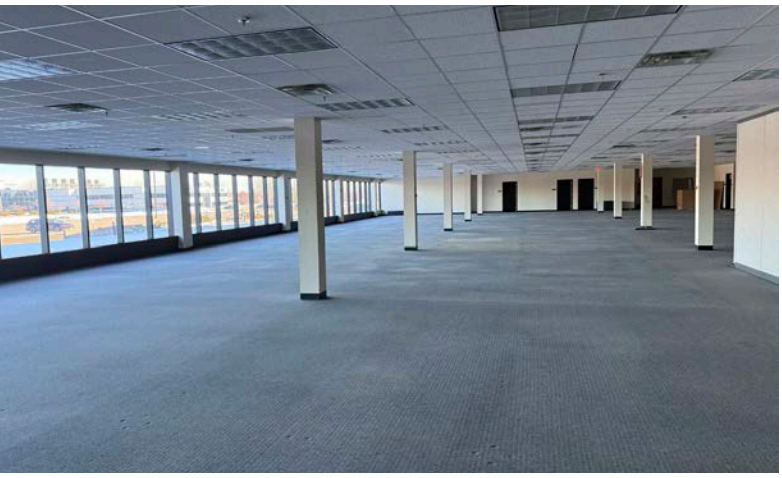
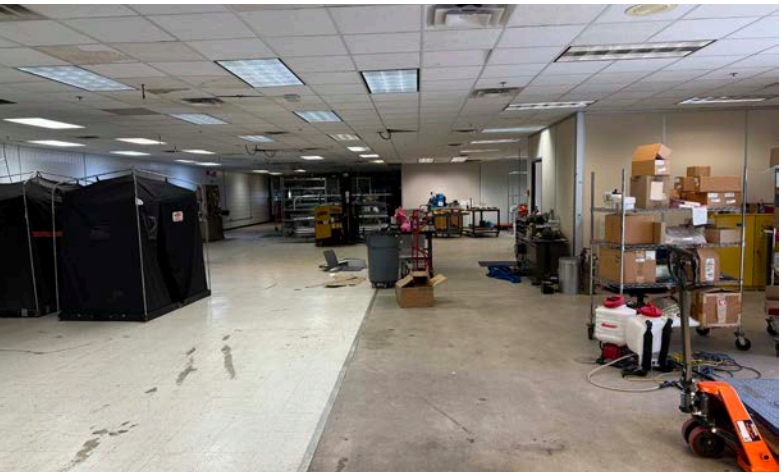
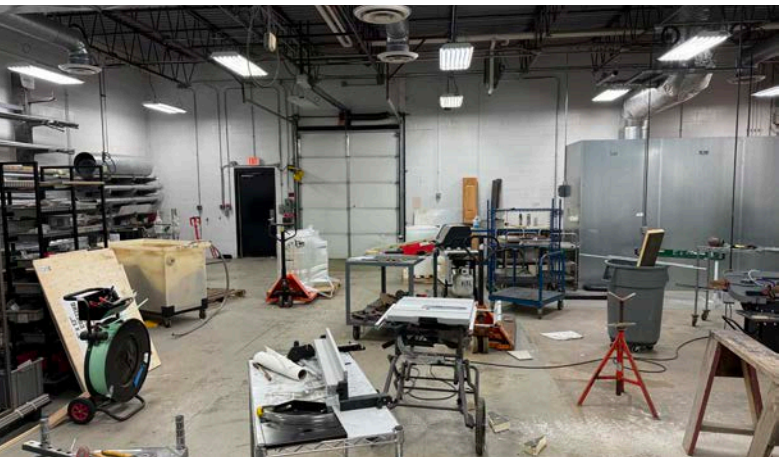
# Property Details







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|---|---|
| **Property Address** | 40 W Highland Park Dr NE<br>Hutchinson, MN 55350 |
| **Property Type** | Industrial/Office |
| **Building Size (SF)** | 417,343 SF |
| **Space Available** | ±40,000 |
| **Site Size** | 48.84 acres |
| **Year Built** | 1972 - 2006 |
| **Clear Height** | 25’ |
| **Foundation** | 16” thick poured concrete walls with reinforced footings |
| **Frame** | • 8” flat concrete wall panels<br>• 12” concrete block |
| **Exterior Walls** | Aluco Bond exterior finish |
| **Lease Rate** | Negotiable |

# Property Photos

# Location Overview

## McLeod County

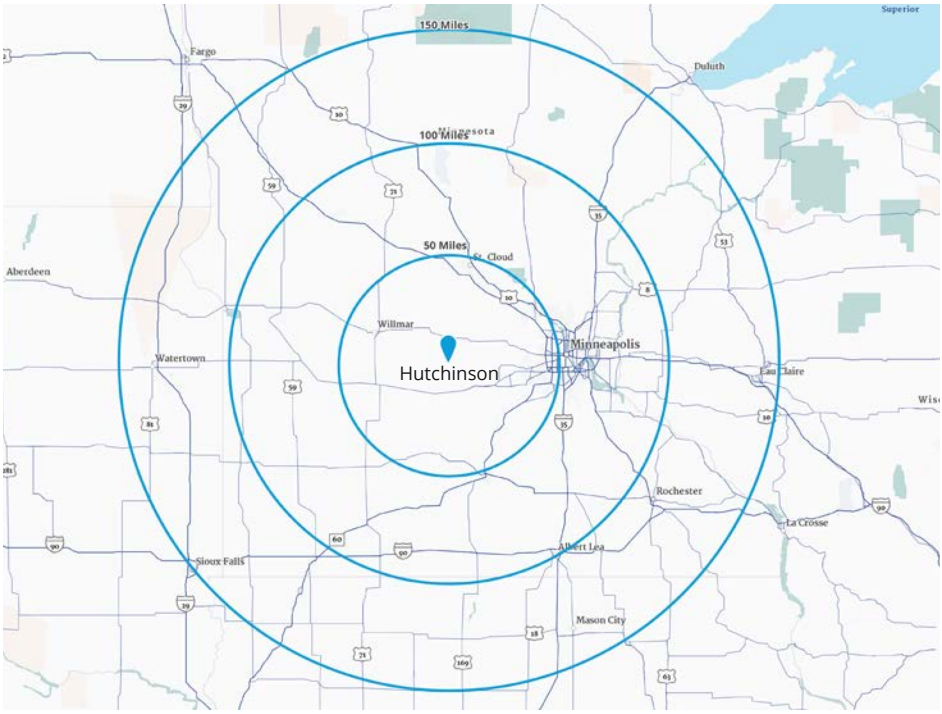
2025
Population
37,173

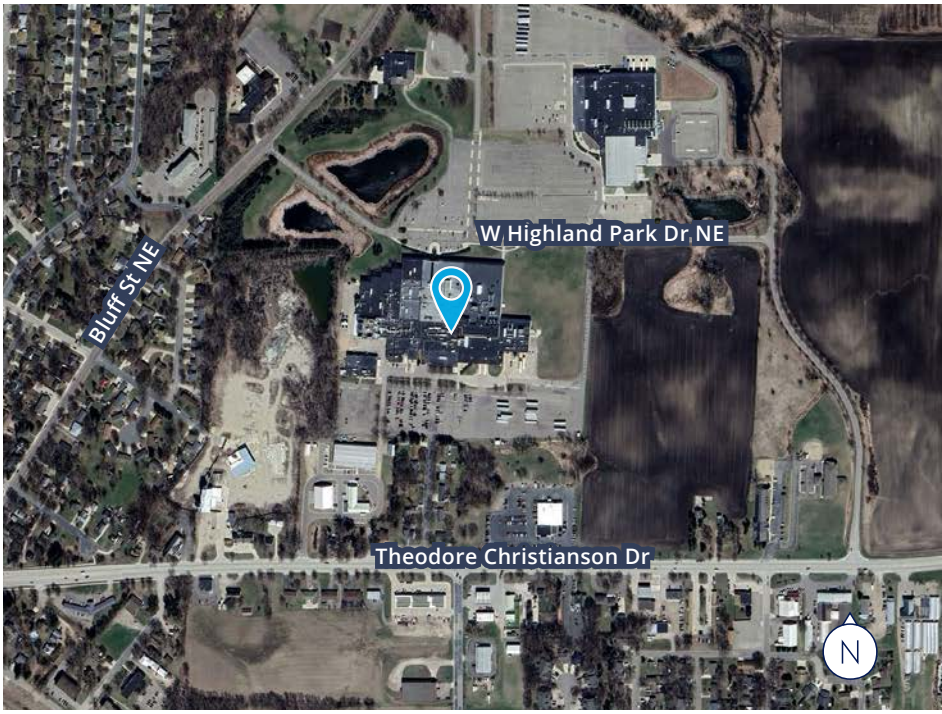
2025 Average
Household Income
$99,106

2025 Daytime
Work Population
18,155

Households
15,105

Businesses
1,632




Web Links:
Hutchinson, MN
McLeod County

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