

HIGH TECH MANUFACTURING SITE
94,090 SF AVAILABLE



MOTIVATED Tenant



FOR SUBLEASE

40 WEST HIGHLAND PARK DRIVE NE
HUTCHINSON, MN 55350

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40 West Highland Park Drive NE | Hutchinson, MN



PROPERTY OVERVIEW

| | | |
|--------------------------|---|-----------------|
| Address | 40 West Highland Park Drive NE, Hutchinson, MN | |
| Total Building SF | 526,000 SF | |
| Term: | Through 12/30/2032 | |
| Available SF | High Bay Mfg | 47,340 SF |
| | Low Bay Mfg & Whse | 30,000 SF |
| | Chemical Storage | 3,520 SF |
| | Loading Area | 7,080 SF |
| | Common Space | <u>6,150 SF</u> |
| | Total SF Available | 94,090 SF |
| Sublease Rate | Negotiable | |
| 2026 Taxes/CAM | \$4.96 PSF | |
| Year Built | 1972 - Multiple Renovations & Additions up to 2006 | |
| Clear Height | Manufacturing High Bay - 25' to deck, 23' to joist Manufacturing Low Bay - 12'5" to deck, 11'5" to joist Office - Standard | |
| Loading | 4 dock doors with levelers, 2 surface level doors Additional loading can be added | |
| Lighting | Manufacturing High Bay - High efficiency fluorescent Manufacturing Low Bay - Metal Halide Office - LED and direct fluorescent | |
| Construction | I beam and steel roof trusses, Alucobond exterior | |
| Sprinklers | Yes | |



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SPECIALIZED IMPROVEMENTS

HVAC SYSTEM

Central Chilled Water System

Consisting of three chillers with a total capacity of 1,200 tons at 42F chilled water temperature circulating 1,920 GPM, served by three evaporative fluid coolers and one open tower for condensation cooling.

Central Hot Water Boiler System

Two hot water boilers with a total capacity of 10,470 MBH at 200F water temperature circulating 600 GPM.

Central Steam Boiler System

Five low-pressure steam boilers with a total capacity of 7,100 lbs/hr. The steam is used for humidification and heating.

Manufacturing HVAC Units

Two air tunnel penthouse units provide 100,000 CFM of conditioned clean room class 10,000 supply air to 41,600 sq.ft. manufacturing bay.

Manufacturing Support and Office HVAC Units

Two rooftop units and six internal units provide conditioned air to each space and utilize variable-air-volume control in spaces serving multiple zones.



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SPECIALIZED IMPROVEMENTS

MANUFACTURING SUPPORT SYSTEM

Process Chilled Water

A 125-ton (1,500 MBH) capacity heat exchanger supplies 500 GPM of 60F cooling water to a matrix of piping in the manufacturing bay.

Process Hot Water

A matrix of piping throughout the manufacturing bay provides 200F hot water to process equipment.

Compressed Air

Two 200 HP rotary screw air compressors have the capacity to provide 1,520 SCFM at 130 PSIG with a pressure dew-point of 40F via refrigerated dryers and 0.0001 micron filtration through coalescing filters to a piping matrix throughout manufacturing and support areas.

Process Vacuum

Three rotary screw vacuum pumps provide a capacity of 300 CFM from one and the other two at 100 CFM to a matrix of piping throughout manufacturing and support areas.

Process Gas

A matrix of piping is providing throughout the manufacturing bays to supply single process gas from a bulk tank concrete pad located on the South side of the building. The current application is Nitrogen and Argon.

Pure Water System

A 50 GPM reverse osmosis system serves the manufacturing bay. (system is currently idle). A DI system is also in place that provides 120 GPM of DI water. (system is currently idle).

Wastewater Pretreatment

A PH adjust system is located in the basement that could provide 200 GPM. (system is currently idle). There is also two 3,000 gallon tanks for batch treatment.



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ELECTRICAL SERVICES

Electrical Utility Feed

The building is served by a single utility feed at a primary voltage level of 13.8 KV with about 9 megawatt capacity. This feeds multiple medium voltage switchgears that loop the campus. They in turn feed some substations that are 480/277 VAC and 208/120 VAC. Electrical power to manufacturing bay is provided via 600 VAC, 600Amp rated buss ways delivering 208/120 VAC power and 480/277 VAC power. Panel boards are also spread throughout the facility.

Backup/Emergency Power

One diesel generator 500KVA.

UPS System

One UPS System provides uninterrupted and emergency power to life-safety and computer systems.

Building Automation System

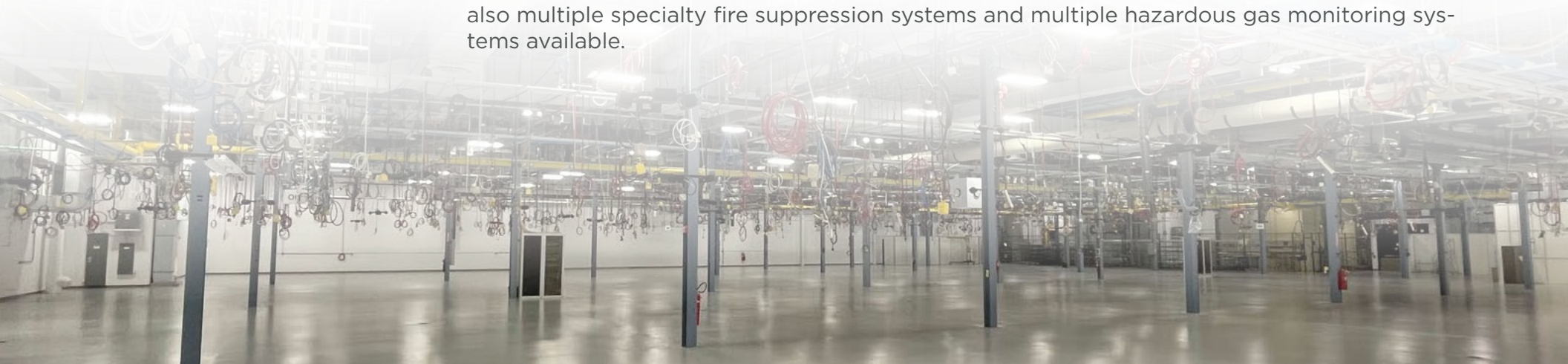
The building environment and all facility related manufacturing support systems are monitored and controlled by Siemens Building Management System.

Building Access Security System

Consists of proximity badge readers on exterior doors and designated interior doors. Closed circuit cameras provide visual coverage of all entrance and exit doors as well as main corridors and stairways.

Life/Safety Systems

The buildings fire system is a Siemens / Curberus MXL automated alarm system. There are also multiple specialty fire suppression systems and multiple hazardous gas monitoring systems available.



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Manufacturing / Production Space



Manufacturing / Production Space



Interior Staging Area



Employee Cafeteria / Break Room

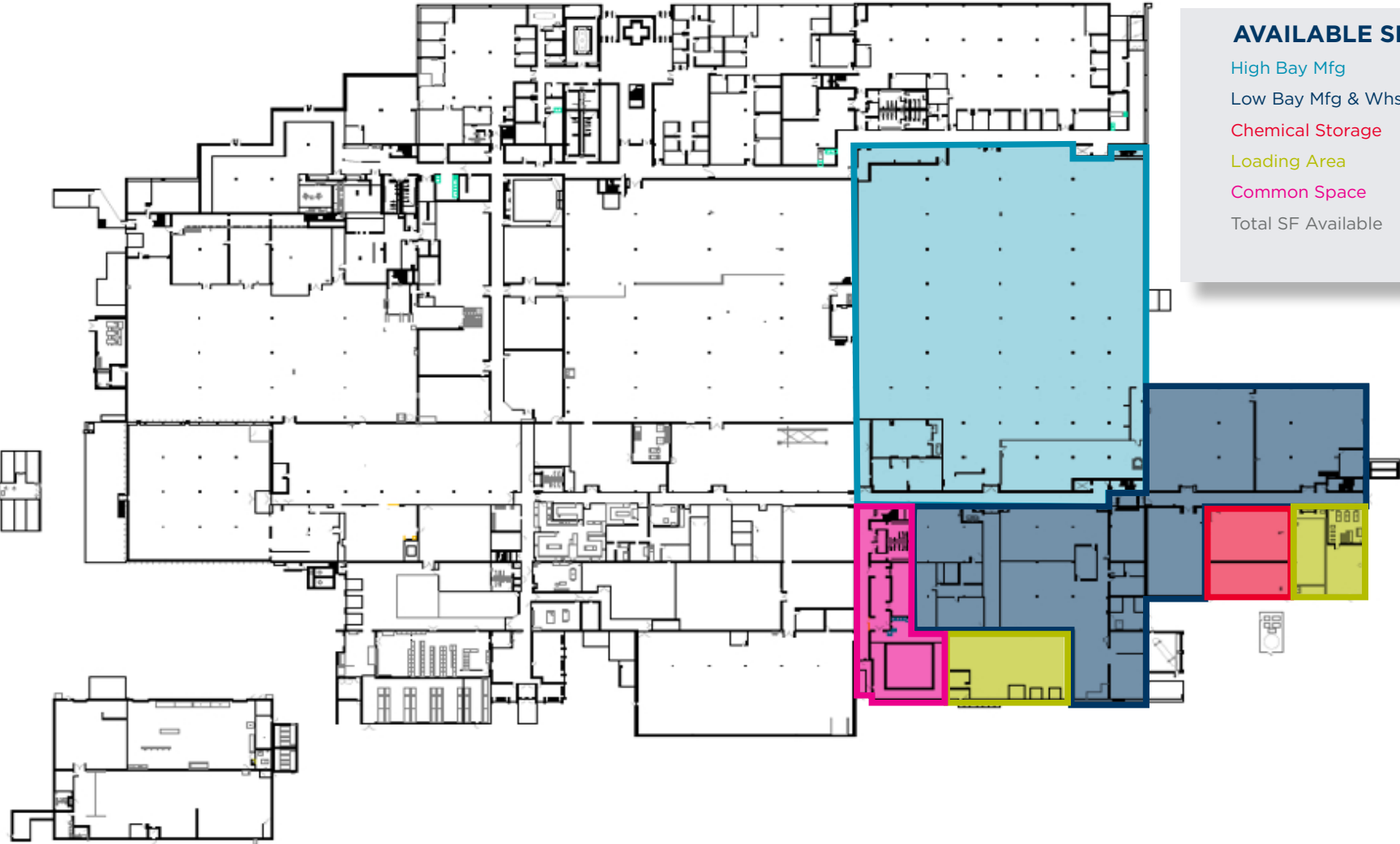


Exterior Loading Area



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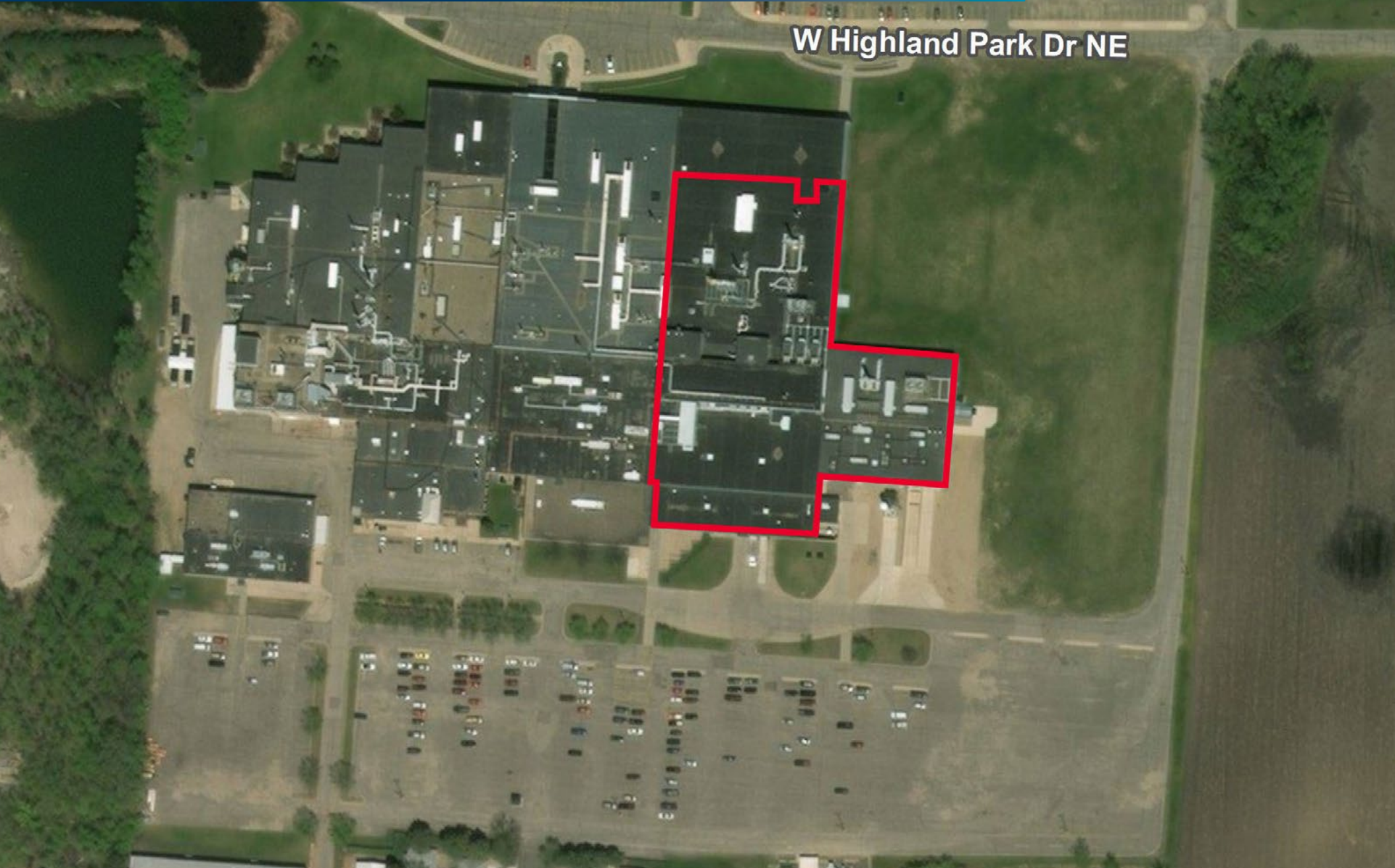
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W Highland Park Dr NE



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