



Zoning:	Industrial-Light
Topography:	flat
Adjacent Available Acres:	75
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	\$1
Sale Price Note:	\$1 psf or \$1 for qualifying companies
Lease Terms:	None
Lease Rate Note:	NA
Last Updated:	Jan 30, 2024

Site Certification Information

Certified Site Status: Yes  
Certified Site: [Minnesota Shovel-ready](#)

Economic Development Contact

Miles R. Seppelt  
City of Hutchinson  
1164 Benjamin Avenue SE  
Hutchinson, MN 55350  
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Property and Area Description

Sloping 3.09 acre lot with a buried high-pressure gas line cutting the northeast corner of the lot and running along the north edge.

Population

	<b>22,609</b> 10 Mile Radius	<b>66,612</b> 20 Mile Radius	<b>161,129</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>9,289</b> 10 Mile Radius	<b>26,528</b> 20 Mile Radius	<b>62,437</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** State Hwys 7, 15 & 22 (1 mi.)  
**Nearest Interstate:** I-94 (50 mi.)  
**Ingress/Egress Notes:** Site is 1-mile from State Highways 7, 15 & 22 with four-lane access about 20 minutes away.  
**Nearest Airport:** Butler Field Municipal (2 mi.)  
**Nearest Commercial Airport:** MSP International Airport (65 mi.)  
**Distance to Mass Transit:** 1  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No  
**Rail Contact:** NA  
**Rail Contact Phone:** NA  
**Rail Contact Email:** NA  
**Short Line:** Twin Cities & Western Railroad  
**Short Line Contact Phone:** (320) 864-7217

Utilities

**Electric:** Hutchinson Utilities  
**Natural Gas:** Hutchinson Utilities  
**Water:** Hutchinson Utilities  
**Sewer:** Hutchinson Utilities  
**Telecommunications:** Nuvera

Property Images

