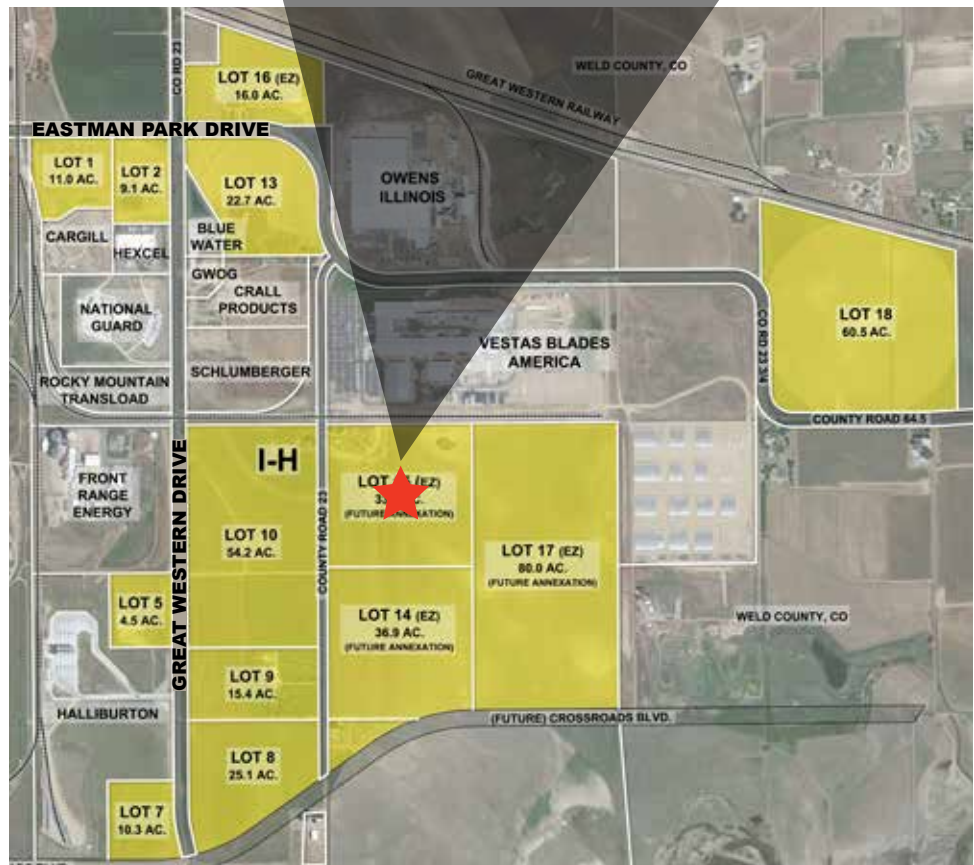
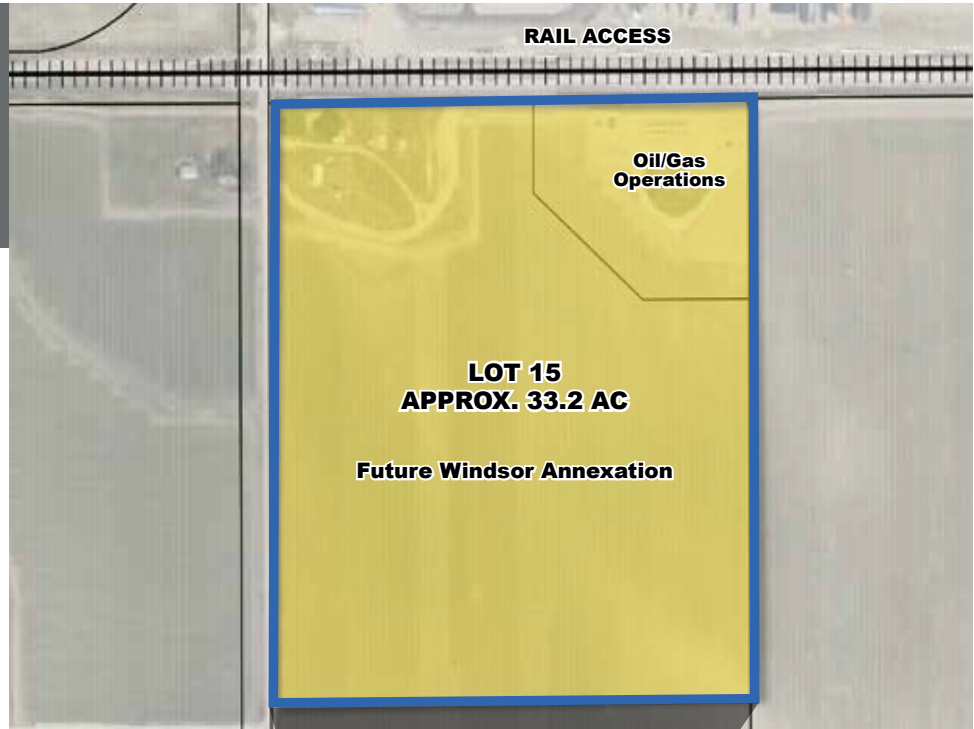


INDUSTRIAL RAIL SERVED SITE FOR SALE, LEASE OR BTS

SITE DETAILS

- + **LOCATION:** Weld County
- + **ZONING:** Heavy Industrial, (pending)
- + **SITE:** Approx. 33.2 Acres
- + **TOPOGRAPHY:** Flat
- + **UTILITIES TO SITE:**
 - Electric Provider: PVREA
 - Gas Provider: Atmos
 - Water / Sewer Provider: Town of Windsor (upon annexation)
- + **PRICING:** From \$2.95/SF (Call for details)
- + **RAIL PARK FEATURES:**
 - Great Western Railway of Colorado, LLC with access to BNSF and UP
 - Transload services
 - Rail engineering services
- + **PARK HIGHLIGHTS:**
 - Access to major Interstate and State Highways
 - Build-to-suit opportunities available
 - Denver International Airport located 45 minutes southeast of Windsor, CO
 - Designated Foreign-Trade Zone
 - Eastman Park Drive frontage
 - Adjacent to Kodak lead track



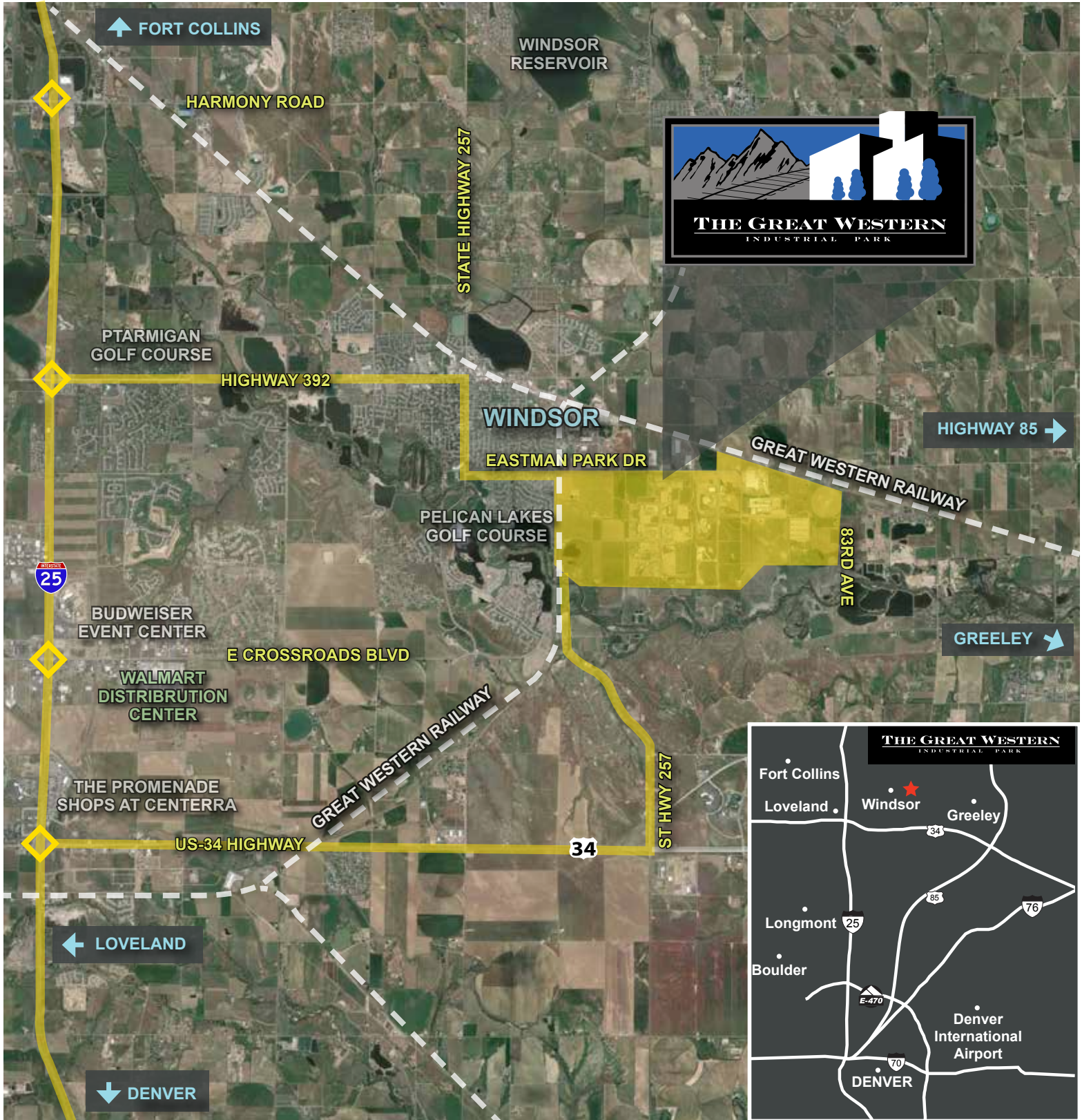
For Sale or Lease Information Please Call:

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