

## INDUSTRIAL RAIL SERVED SITE FOR SALE, LEASE OR BTS

### SITE DETAILS

- ✚ **LOCATION:** Weld County
- ✚ **ZONING:** Heavy Industrial
- ✚ **SITE:** Approx. 60.5 Acres
- ✚ **TOPOGRAPHY:** Flat
- ✚ **UTILITIES TO SITE:**
  - Electric Provider: Xcel
  - Gas Provider: Atmos
  - Water / Sewer Provider: North Weld & City of Greeley
  - Non-Pot.Water: Available
- ✚ **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



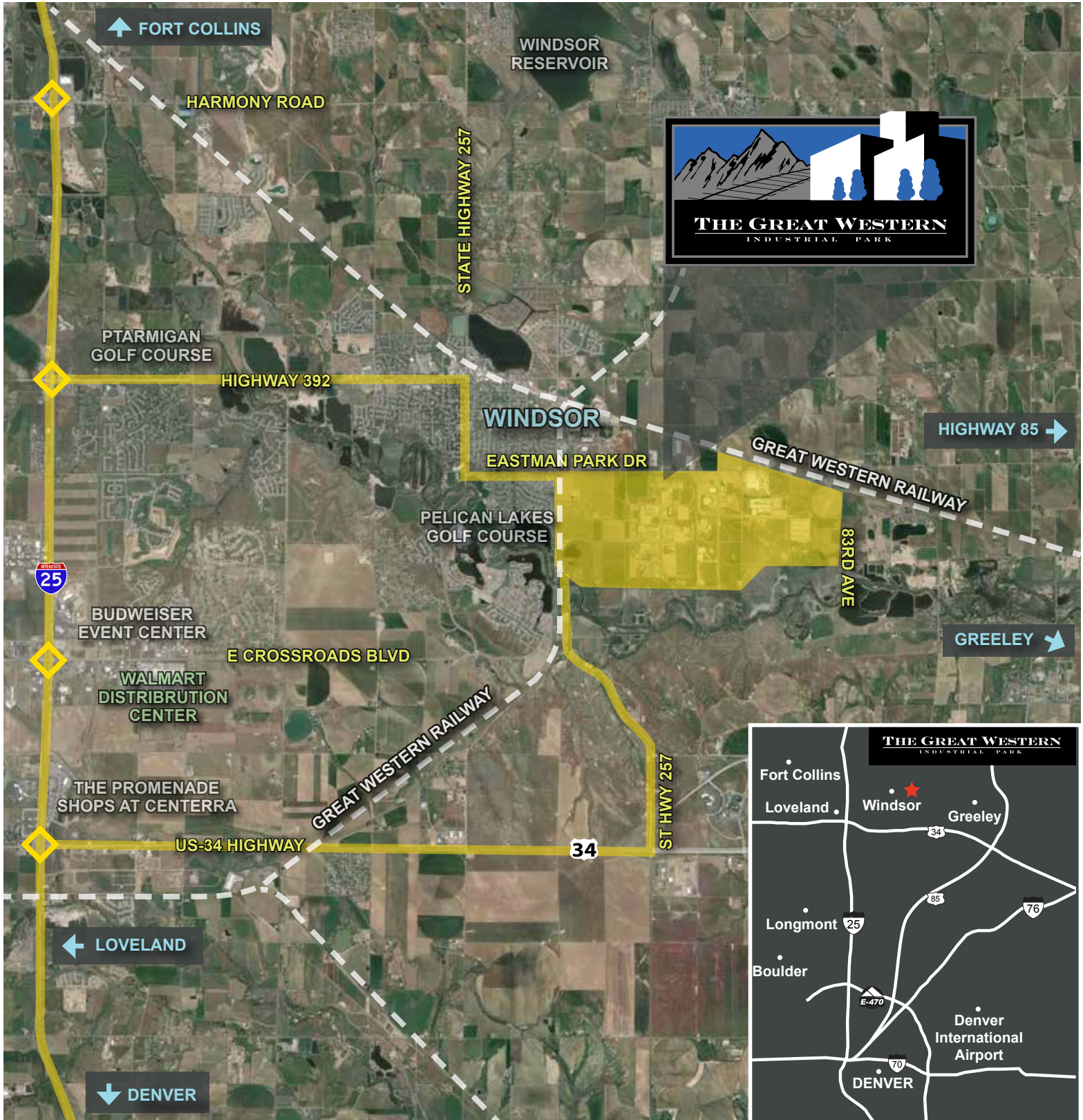
For Sale or Lease Information Please Call:

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