

**INDUSTRIAL ZONED
SITE FOR SALE,
LEASE OR BTS**

SITE DETAILS

+ **LOCATION:** Windsor, CO - Weld County

+ **ZONING:** Heavy Industrial,
Town of Windsor

+ **SITE:** Approx. 9.1 Acres

+ **TOPOGRAPHY:** Flat

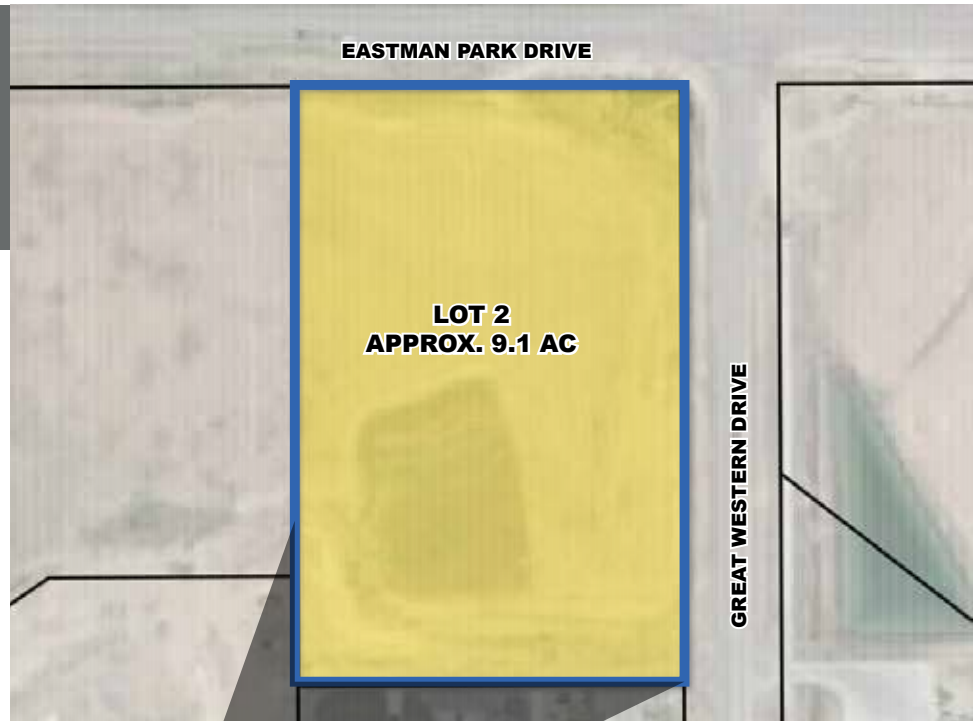
+ **UTILITIES TO SITE:**

- Electric Provider: Xcel
- Gas Provider: Xcel
- Water / Sewer Provider: Town of Windsor
- Non-Pot. Water: Available

+ **PRICING:** \$3.50/SF

+ **PARK HIGHLIGHTS:**

- Access to major Interstate and State Highways
- Transload services
- Build-to-suit opportunities available
- Denver International Airport located 45 minutes southeast of Windsor, CO
- Designated Foreign-Trade Zone
- Eastman Park Drive frontage



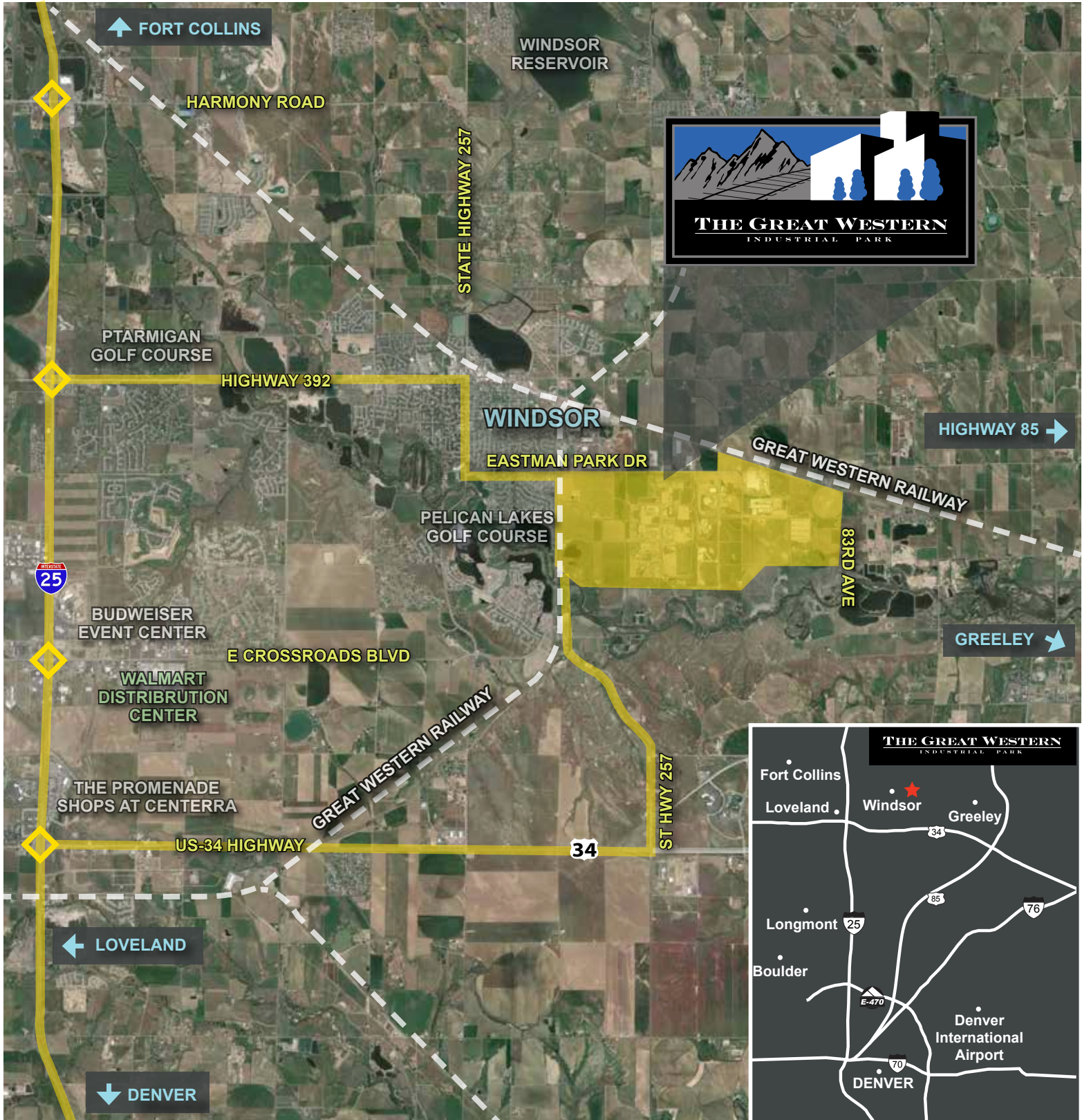
For Sale or Lease Information Please Call:

Mike Wafer, SIOR
mwafer@ngkf.com
303.260.4242

Tim D'Angelo, SIOR
tdangelo@ngkf.com
303.260.4252

Michael Wafer Jr.
mwaferjr@ngkf.com
303.260.4407

DEVELOPED BY



For Sale or Lease Information Please Call:

Mike Wafer, SIOR
mwafer@ngkf.com
303.260.4242

Tim D'Angelo, SIOR
tdangelo@ngkf.com
303.260.4252

Michael Wafer Jr.
mwaferjr@ngkf.com
303.260.4407

DEVELOPED BY

