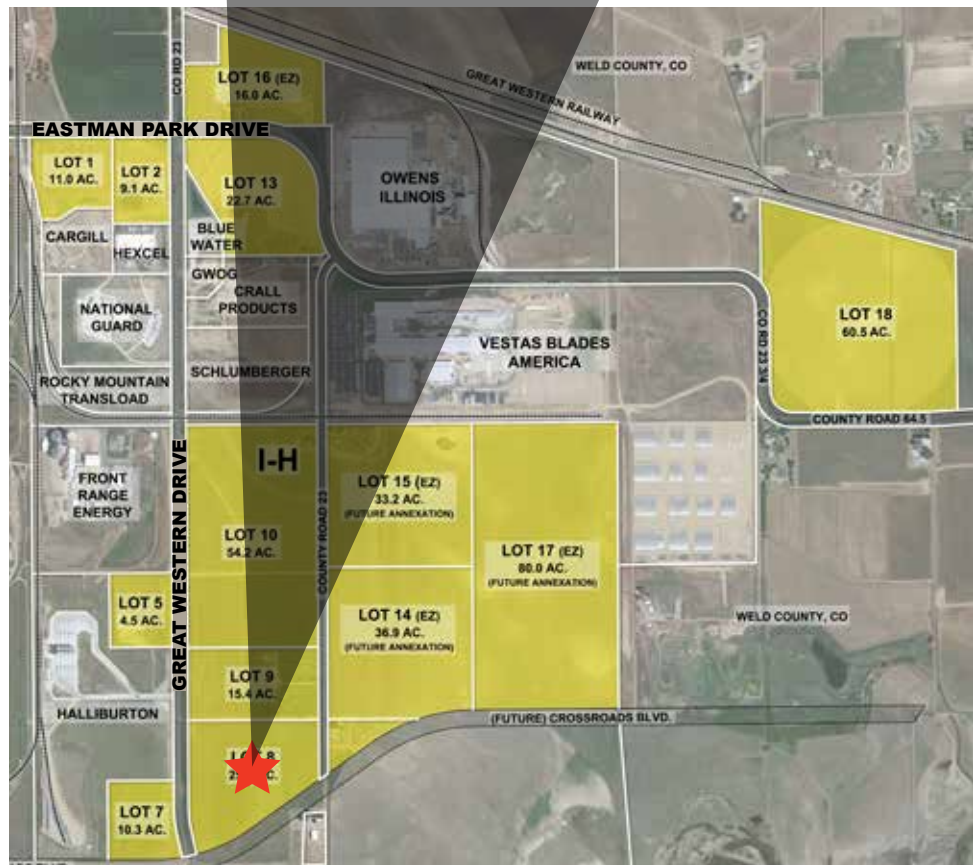


**INDUSTRIAL RAIL  
SERVED SITE FOR  
SALE, LEASE OR BTS**

**SITE DETAILS**

- + LOCATION:** Windsor, CO - Weld County
- + ZONING:** Heavy Industrial, Town of Windsor
- + SITE:** Approx. 25.1 Acres
- + TOPOGRAPHY:** Flat
- + UTILITIES TO SITE:**
  - Electric Provider: PVREA
  - Gas Provider: Xcel
  - Water / Sewer Provider: Town of Windsor
  - 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



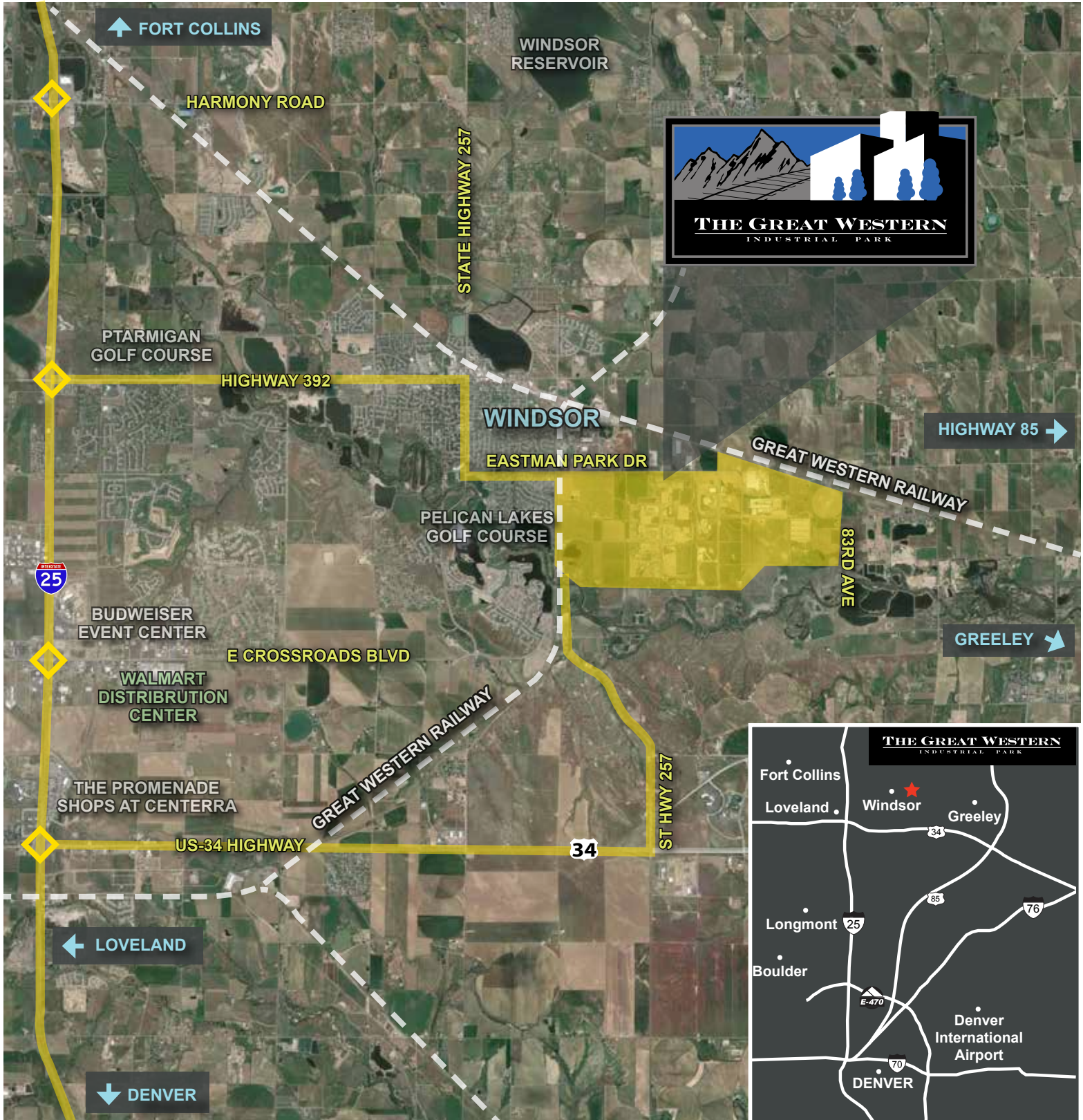
For Sale or Lease Information Please Call:

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