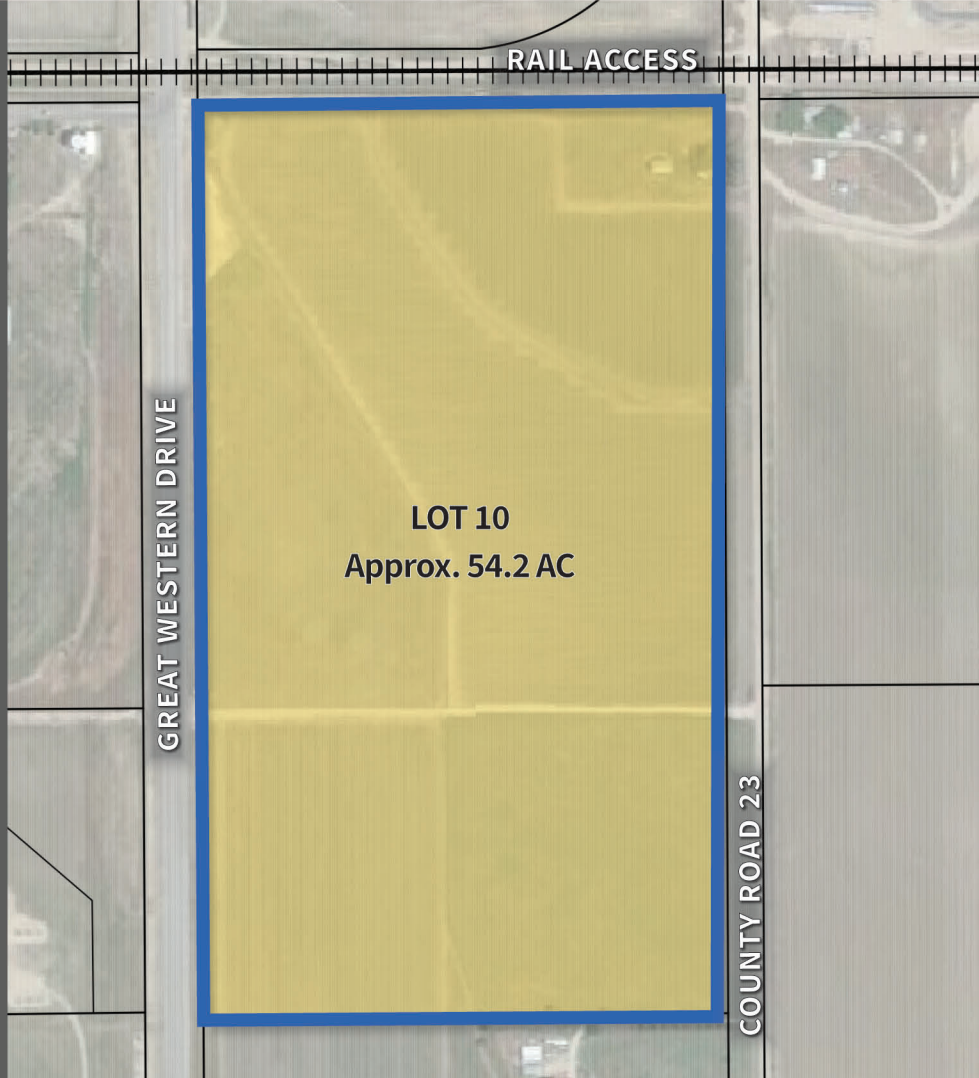
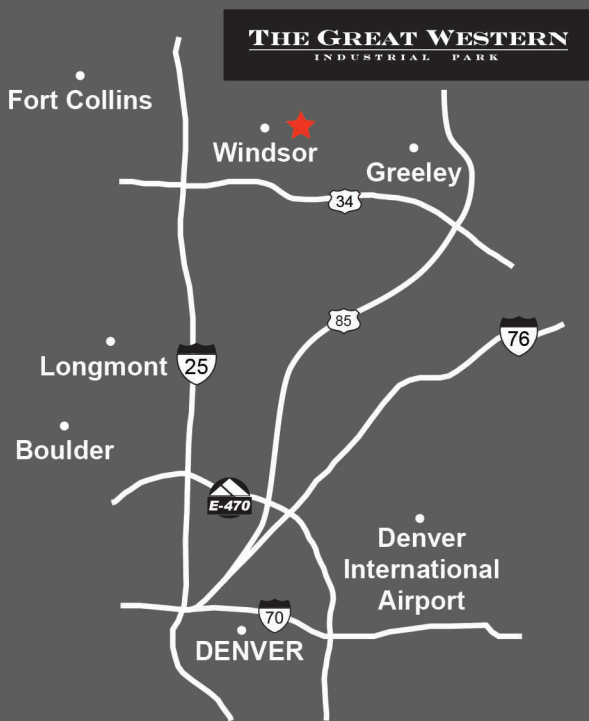


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

VICINITY MAP:



SITE SELECTION CRITERIA

- + **LOCATION:** Windsor, CO - Weld County.
- + **ZONING:** Heavy Industrial, Town of Windsor.
- + **SITE:** Approx. 54.2 Acres.
- + **TOPOGRAPHY:** Flat.
- + **UTILITIES TO SITE:** Water, Sewer, Electric.
 - Electric Provider: PVREA.
 - Gas Provider: Xcel.
 - Water / Sewer Provider: Town of Windsor.
 - Non-Pot. Water: Available.

+ FEATURES:

- Great Western Railway of Colorado, LLC with access to BNSF and UP.
- Access to major Interstate and State Highways.
- Transload services available.

+ HIGHLIGHTS:

- Build-to-Suit opportunities available.
- Denver International Airport located 45 minutes southeast of Windsor, CO.
- Designated Foreign-Trade Zone.
- Direct access to Great Western Drive.
- Adjacent to rail lead track.