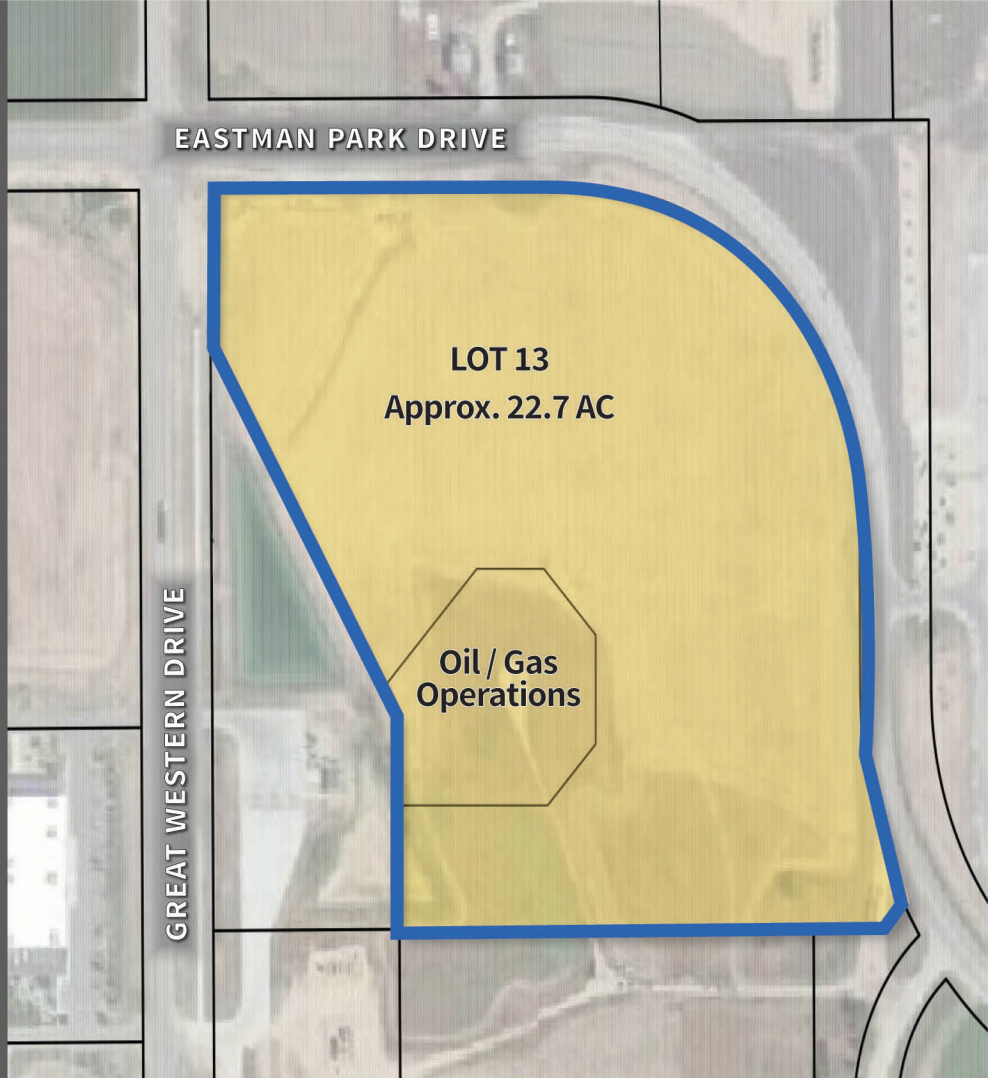
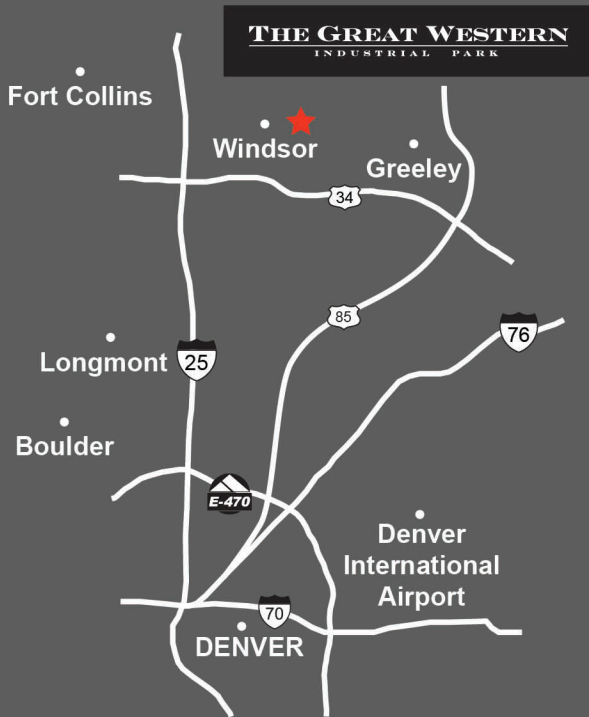


## INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

### VICINITY MAP:



### SITE SELECTION CRITERIA

- + **LOCATION:** Windsor, CO - Weld County.
- + **ZONING:** Heavy Industrial, Town of Windsor.
- + **SITE:** Approx. 22.7 Acres.
- + **TOPOGRAPHY:** Flat.
- + **UTILITIES TO SITE:** Water, Sewer, Electric.
  - Electric Provider: Xcel or 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.
- Adjacent to Great Western Drive.
- Eastman Park Drive visibility on 2 sides.