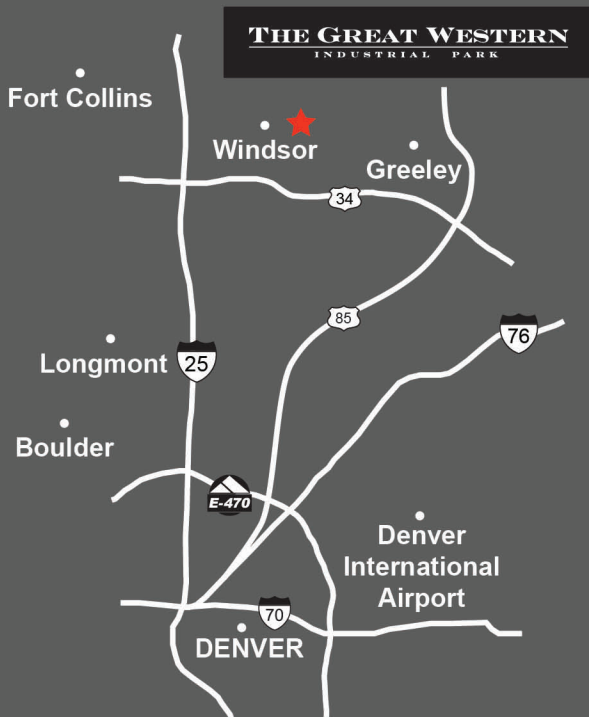


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

VICINITY MAP:



COUNTY ROAD 23

LOT 14
Approx. 36.9 AC

Future Windsor Annexation

Oil / Gas
Operations

SITE SELECTION CRITERIA

- + **LOCATION:** Weld County.
- + **ZONING:** Heavy Industrial (pending).
- + **SITE:** Approx. 36.9 Acres.
- + **TOPOGRAPHY:** Flat.
- + **UTILITIES TO SITE:** Electric.
 - Electric Provider: PVREA.
 - Gas Provider: Atmos.

+ FEATURES:

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

+ HIGHLIGHTS:

- Designated Weld County Enterprise Zone.
- Build-to-Suit opportunities available.
- Denver International Airport located 45 minutes southeast of Windsor, CO.
- Designated Foreign-Trade Zone.