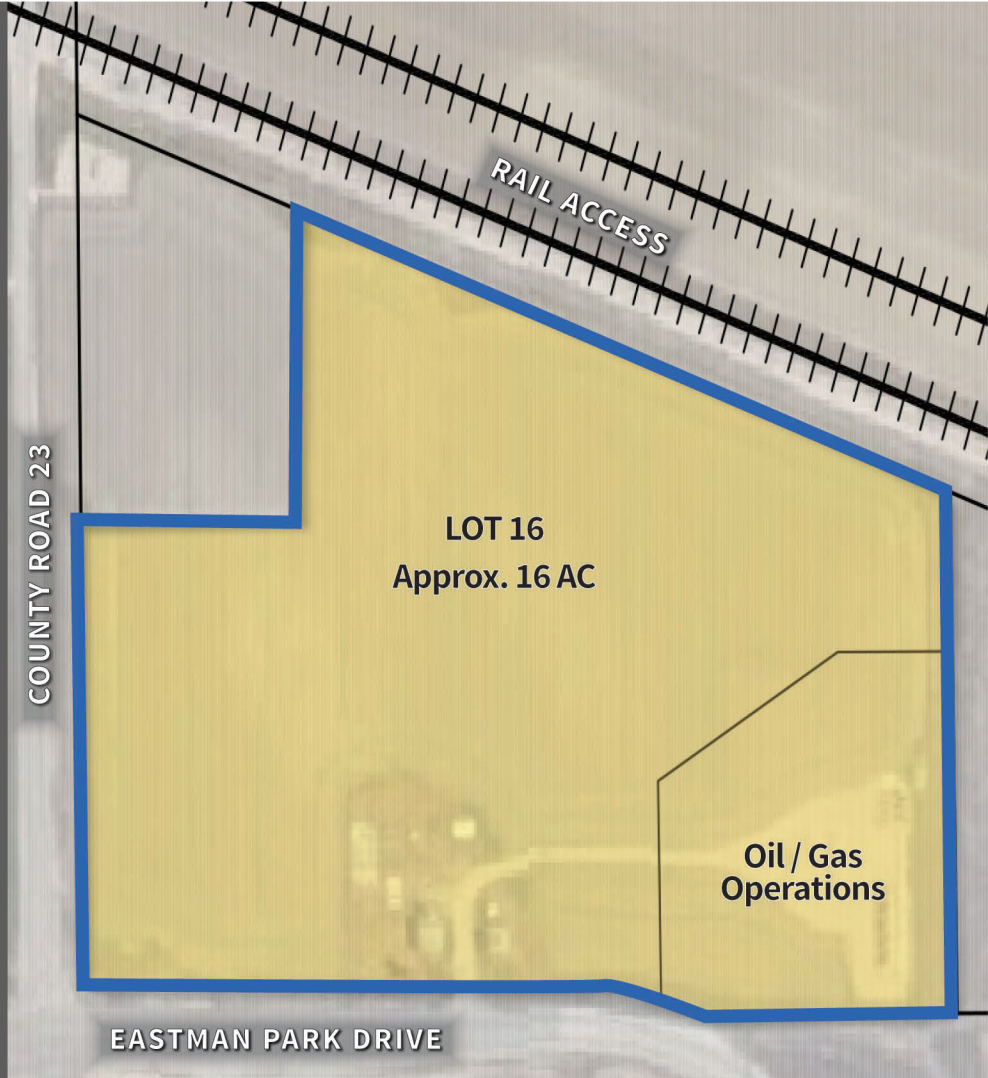
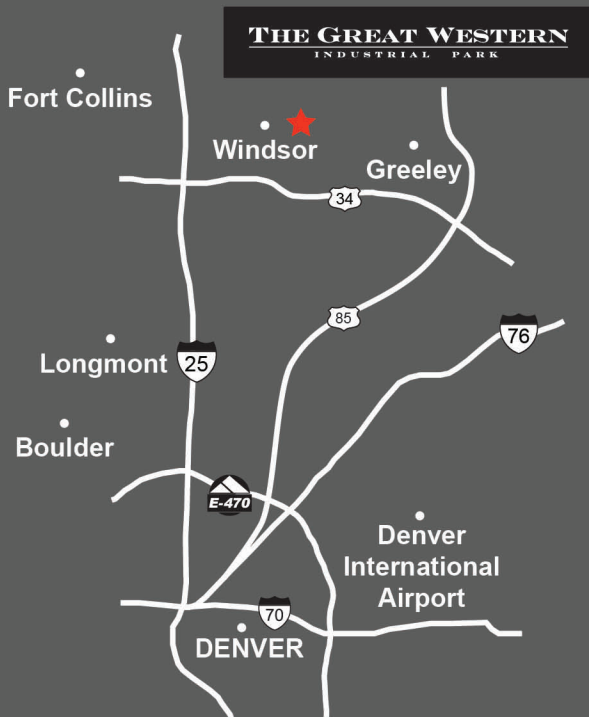


## INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

### VICINITY MAP:



### SITE SELECTION CRITERIA

- + **LOCATION:** Windsor, CO - Weld County.
- + **ZONING:** Heavy Industrial, Town of Windsor.
- + **SITE:** Approx. 16 Acres.
- + **TOPOGRAPHY:** Flat.
- + **UTILITIES TO SITE:** Electric.
  - Electric Provider: Xcel.
  - Gas Provider: Xcel.
  - Water / Sewer Provider: Town of Windsor.

### + 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.
- Adjacent to Great Western Railway main line.