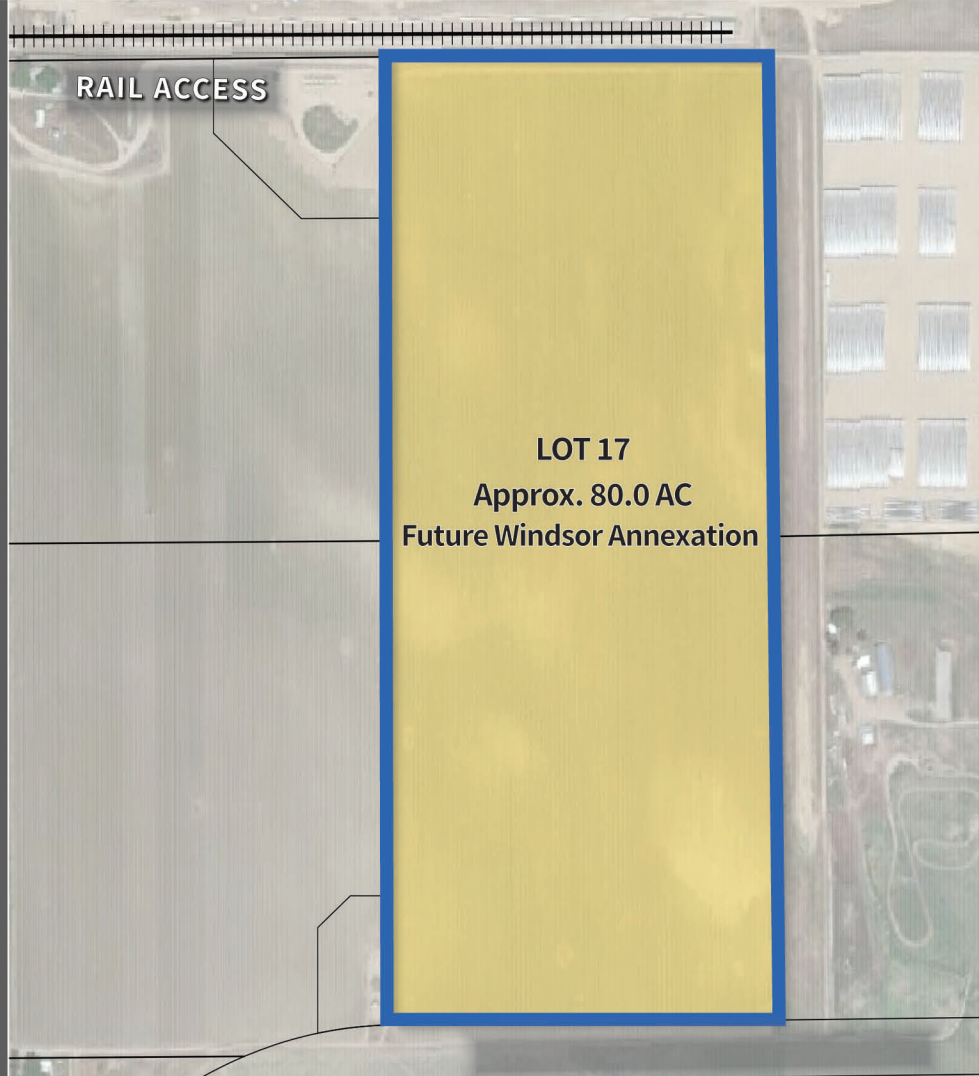
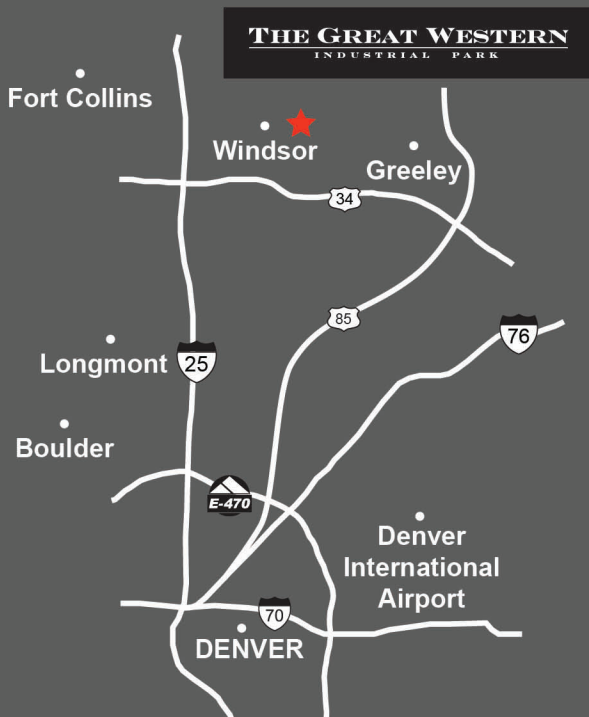


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

VICINITY MAP:



SITE SELECTION CRITERIA

- + **LOCATION:** Weld County.
- + **ZONING:** Heavy Industrial (pending).
- + **SITE:** Approx. 80.0 Acres.
- + **TOPOGRAPHY:** Flat.
- + **UTILITIES TO SITE:**
 - Electric Provider: Xcel.
 - Gas Provider: Atmos.
 - Water / Sewer Provider: Town of Windsor.
(Upon Annexation)

+ 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 rail lead track.