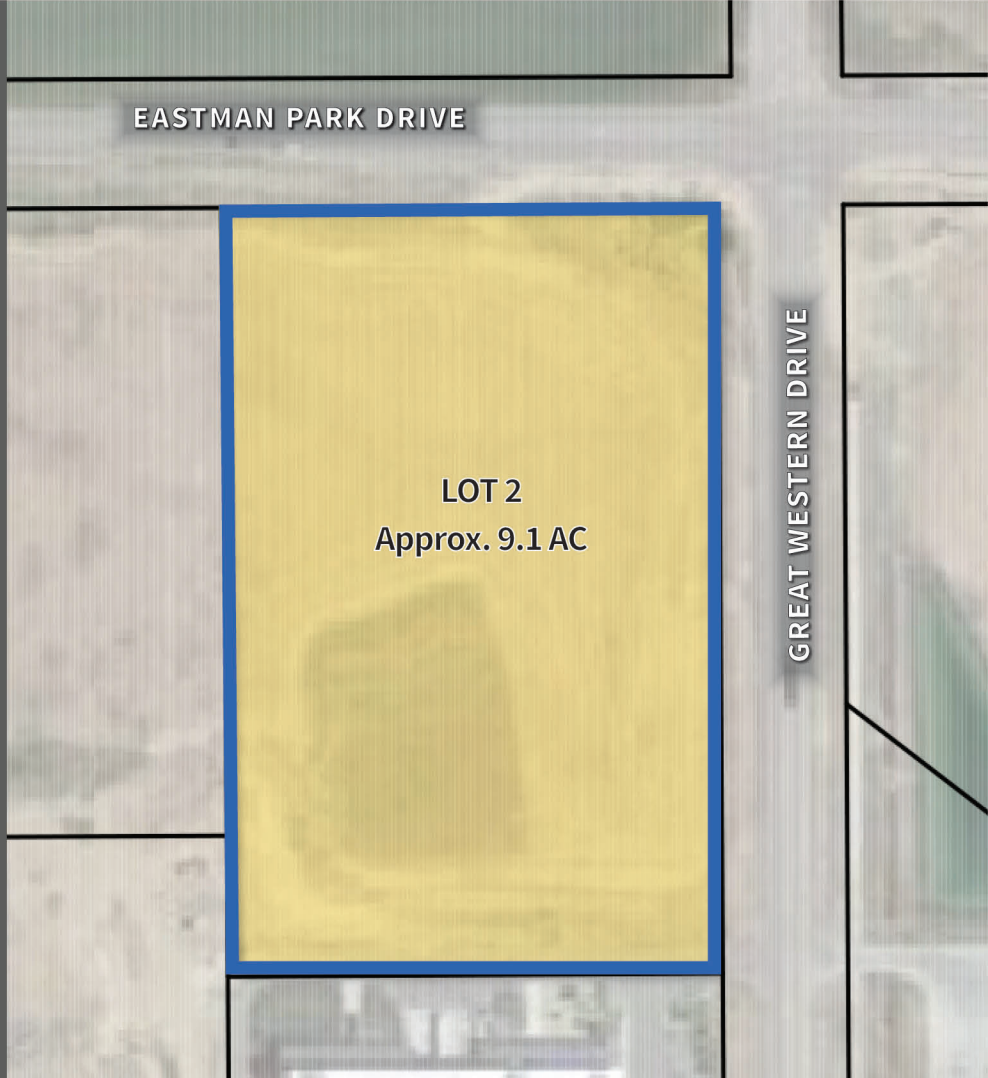
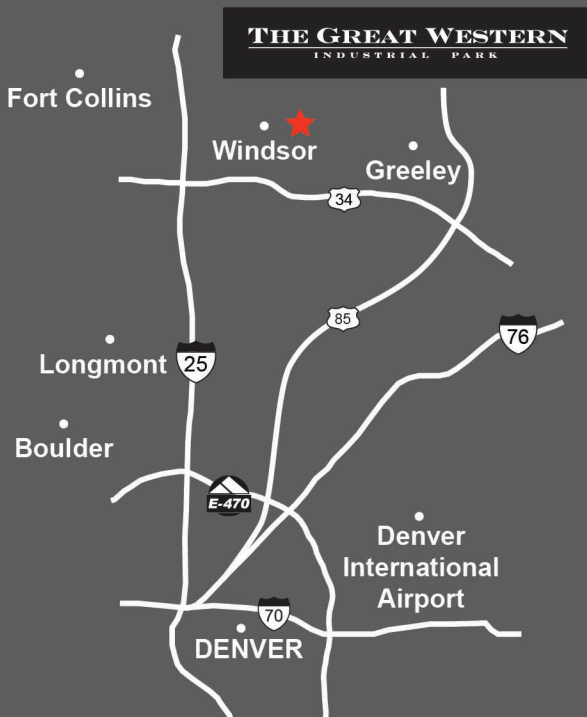


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

VICINITY MAP:



SITE SELECTION CRITERIA

- + LOCATION:** Windsor, CO - Weld County.
- + ZONING:** Heavy Industrial, Town of Windsor.
- + SITE:** Approx. 9.1 Acres.
- + TOPOGRAPHY:** Flat
- + UTILITIES TO SITE:** Water, Sewer, Electric.
 - Electric Provider: Xcel.
 - 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.
- Eastman Park Drive and Great Western Drive frontage.
- High visibility lot.