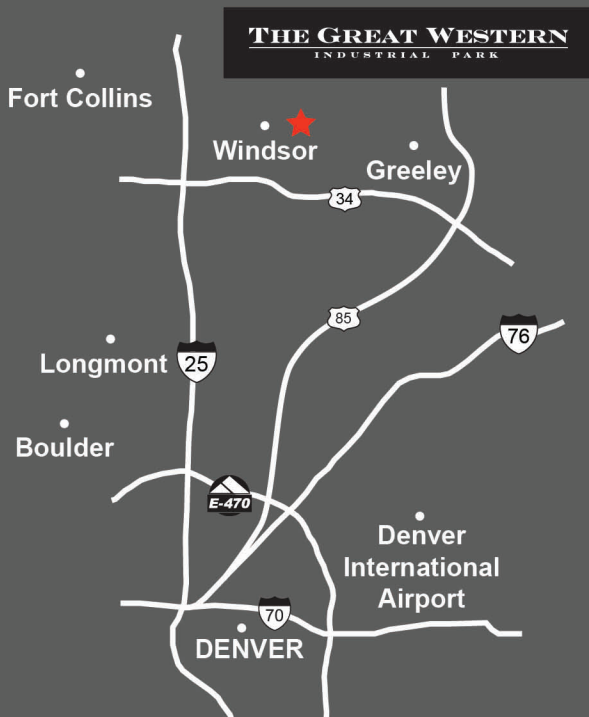
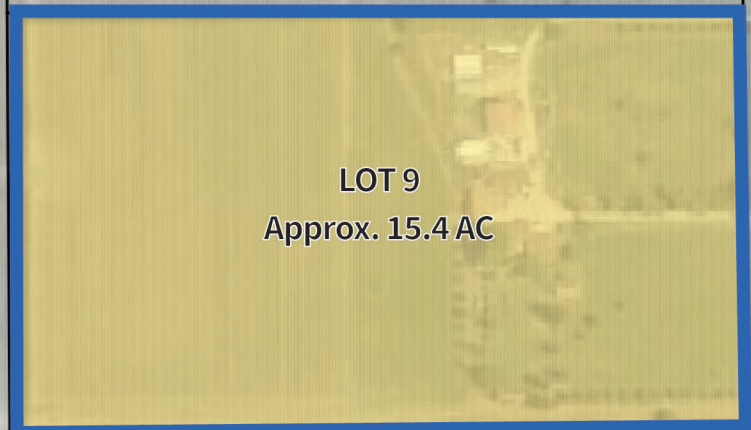


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

VICINITY MAP:



GREAT WESTERN DRIVE



COUNTY ROAD 23

SITE SELECTION CRITERIA

- + LOCATION:** Windsor, CO - Weld County.
- + ZONING:** Heavy Industrial, Town of Windsor.
- + SITE:** Approx. 15.4 Acres.
- + TOPOGRAPHY:** Flat.
- + UTILITIES TO SITE:** Water, Sewer, Electric.
 - Electric Provider: 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.
 - Direct access to Great Western Drive.