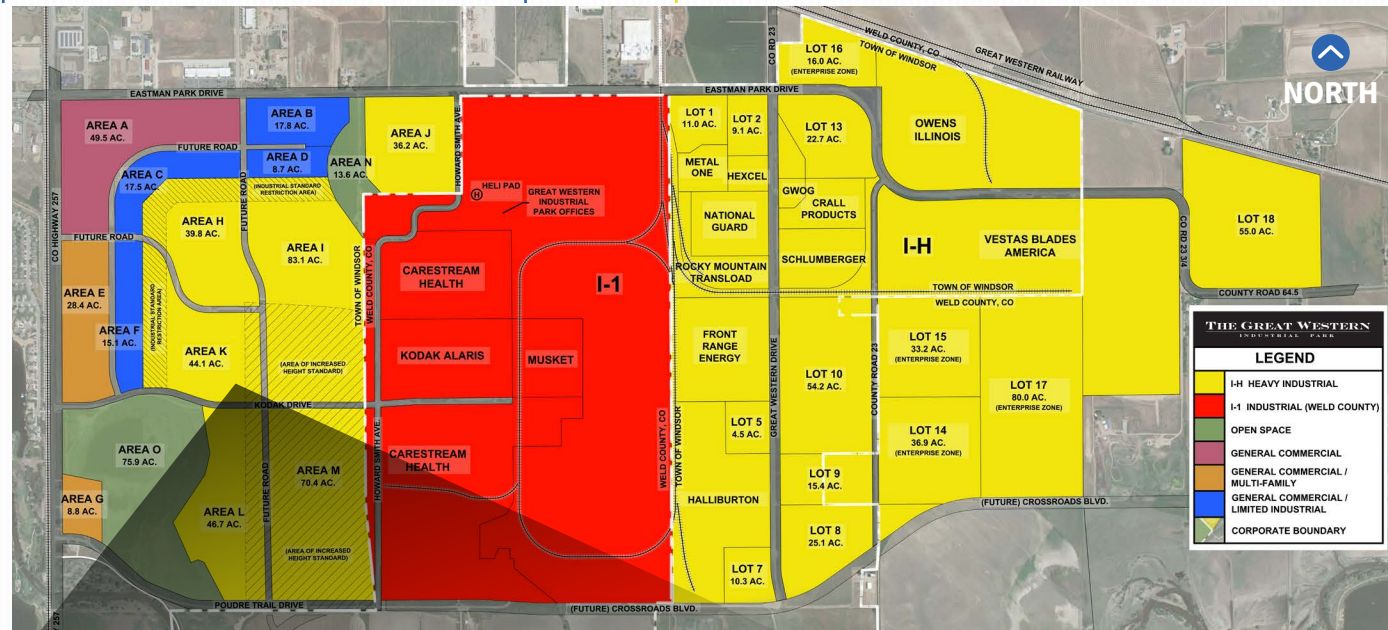


WEST BTS/SPEC SITES



EAST PARCELS & BTS SITES



FLEXIBLE SITE PLAN

- Master-Planned Industrial Park with ability to accommodate 60,000 SF to 1,000,000 SF buildings (3,000,000 SF at completion)
- Dual rail interchanges with UP and BNSF

BUILD-TO-SUIT OPTIONS

- For sale or lease
- Parcels for sale

STATE-OF-THE-ART FACILITIES

- 28'-36' clear
- 60 mil TPO
- ESFR sprinklers
- LED lighting
- Trailer parking
- 9 months to deliver completed building

THE GREAT WESTERN INDUSTRIAL PARK



LAND FOR SALE/BTS OPPORTUNITIES WITH RAIL & NON-RAIL SERVED SITES



www.greatwesternindustrialpark.com ↙

DEVELOPED BY:

OmniTRAX

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Located in Windsor, Colorado, The Great Western Industrial Park represents Northern Colorado’s most dynamic industrial and logistics hub. The 3,000 acre master-planned development is held by OmniTRAX, one of the largest privately held transportation services companies in North America. The park benefits from use of The Great Western Railway of Colorado, providing Transload Services and dual interchanges with BNSF and Union Pacific.

Offering solutions for companies in the energy, manufacturing, and technology industries, the park has the ability to accommodate a variety of users with its flexibility and unparalleled transportation infrastructure. With site sizes from 2 to 200 acres for industrial zoned properties for sale, lease, or build-to-suit, The Great Western Industrial Park is home to many established tenants including Vestas, Halliburton, Owens Illinois, Hexcel, Carestream and Schlumberger.

SITE DETAILS

- LOCATION:
- Windsor, CO - Weld County
- SITE SIZES:
- 2 to 200 Acres
- UTILITIES:
- Installed to property line
- ZONING:
- Heavy Industrial, Town of Windsor
- SITE PRICING:
- From \$2.95/SF (Call for details)

PARK HIGHLIGHTS

- + Access to major Interstate and State Highways: I-25, I-70, I-80, I-76, E-470 and U.S. Highways: 257, 34, and 85
- + Various site configurations, lot sizes and build-to-suit options available for sale or lease with cross dock, front park/front load, and front park/rear load designs
- + Transload services with material handling capabilities including sand, aggregate, lumber, steel, bulk liquids, dry bulk, unitized and palletized materials
- + Proximity to the Niobrara Shale (DJ Basin)
- + Designated Foreign-Trade Zone
- + State tax breaks available via Weld County Enterprise Zone
- + Site planning, engineering and track design services
- + 40 Acres of outside storage and customized indoor storage solutions available

