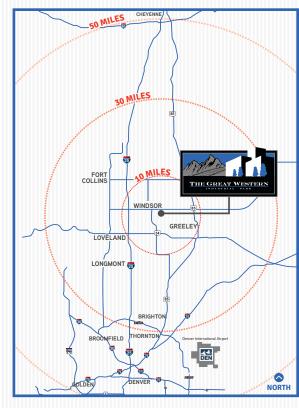


# (APPROX. 36.9 ACRES)

## INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

www.greatwesternindustrialpark.com





### SITE SELECTION CRITERIA

LOCATION: Windsor, CO - Weld County

ZONING: Heavy industrial (pending)

SITE SIZE: Approximately 36.9 acres

**TOPOGRAPHY:** Flat

**UTILITIES TO SITE:** Flectric

Electric provider: Xcel or PVREA

Gas provider: Atmos.

#### **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.



## **BROKER CONTACT**

T.J. SMITH, SIOR +1 303 283 4<u>576</u> tj.smith@colliers.com

THOMAS B. STAHL, SIOR +1 303 283 4572 tom.stahl@colliers.com

**NICK RICE** +1 720 833 4620 nick.rice@colliers.com

# **DEVELOPER CONTACT**

**ERIK HALVERSON** +1 303 398 0539 ehalverson@omnitrax.com



COLLIERS INTERNATIONAL | 4643 S. Ulster St., Suite 1000, Denver, CO 80237 | +1 303 745 5800