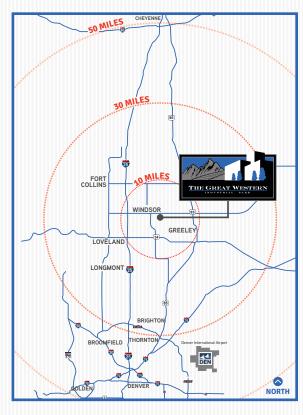


(APPROX. 33.2 ACRES)

INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

www.greatwesternindustrialpark.com





SITE SELECTION CRITERIA

LOCATION: Weld County

ZONING: Heavy industrial (pending)

SITE SIZE: Approximately 33.2 acres

TOPOGRAPHY: Flat

UTILITIES TO SITE: Flectric

Electric provider: 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.
- Adjacent to rail lead track.



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