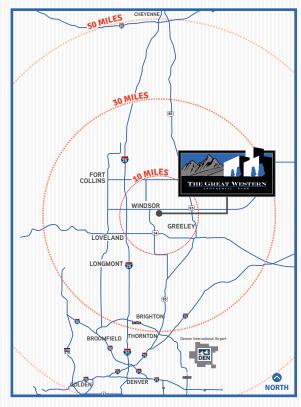


(APPROX. 16.0 ACRES)

www.greatwesternindustrialpark.com

# INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE





#### SITE SELECTION CRITERIA

LOCATION: Windsor, CO - Weld County

ZONING: Heavy industrial, Town of Windsor

SITE SIZE: Approximately 16.0 acres

**TOPOGRAPHY:** Flat

**UTILITIES TO SITE:** Flectric

- Electric provider: PVREA
- Gas provider: Atmos.
- Water/sewer provider: Town of Windsor

#### **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 Great Western Railway main line.



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