



## SITE SELECTION CRITERIA

- LOCATION:** Weld County
- ZONING:** Heavy industrial (pending)
- SITE SIZE:** Approximately 80.0 acres
- TOPOGRAPHY:** Flat
- UTILITIES TO SITE:** Water, sewer, electric
- + Electric provider: Xcel
  - + 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 rail lead track.



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