



## SITE SELECTION CRITERIA

- LOCATION:** Windsor, CO - Weld County
- ZONING:** Heavy industrial, Town of Windsor
- SITE SIZE:** Approximately 9.1 acres
- TOPOGRAPHY:** Flat
- UTILITIES TO SITE:** Water, sewer, electric
- + Electric provider: Xcel
  - + Gas provider: Xcel
  - + Water/sewer provider: Town of Windsor
  - + Non-Pot. Water: Available

## FEATURES:

- + Great Western Railway of Colorado, LLC with access to BNSF and UP.
- + Access to major interstate and state highways.
- + Transload services available.

## HIGHLIGHTS:

- + Build-to-suit opportunities available.
- + Denver International Airport located 45 minutes southeast of Windsor, CO.
- + Designated Foreign-Trade Zone.
- + Eastman Park Drive and Great Western Drive frontage.
- + High visibility lot.



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