

## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 11.0 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: Xcel</li><li>+ Gas provider: Xcel</li><li>+ Water/sewer provider: Town of Windsor</li><li>+ Non-Pot. Water: Available</li></ul>

## 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 frontage.
- + Adjacent to Kodak lead track.



### BROKER CONTACT

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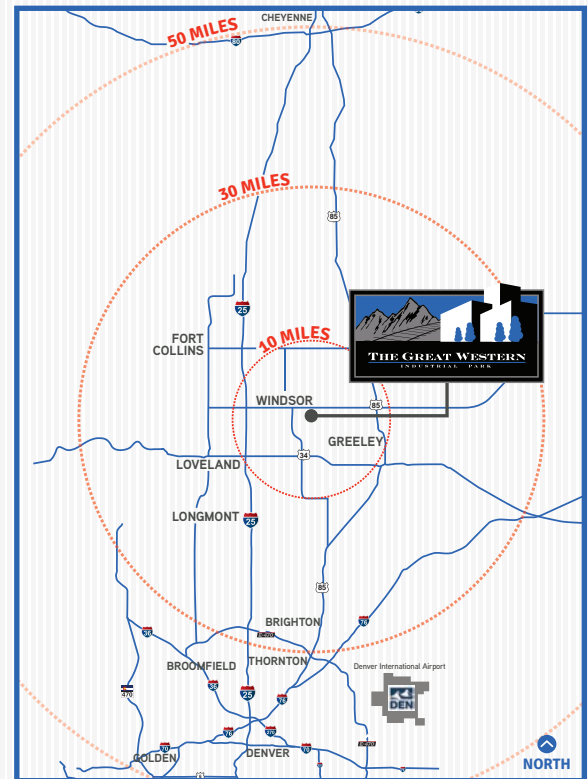
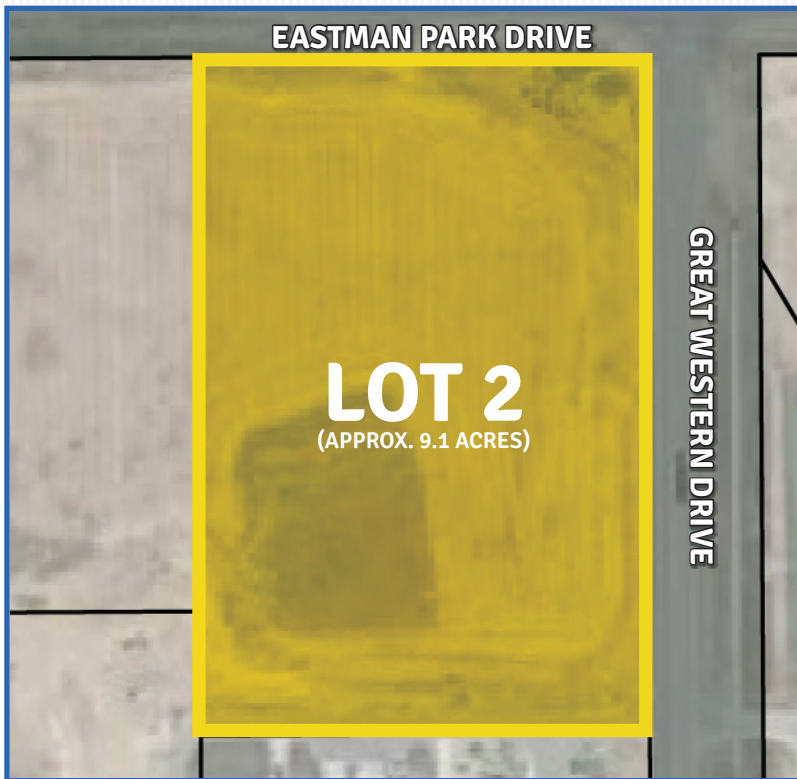
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### DEVELOPED BY





## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 9.1 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: Xcel</li><li>+ Gas provider: Xcel</li><li>+ Water/sewer provider: Town of Windsor</li><li>+ Non-Pot. Water: Available</li></ul>

## 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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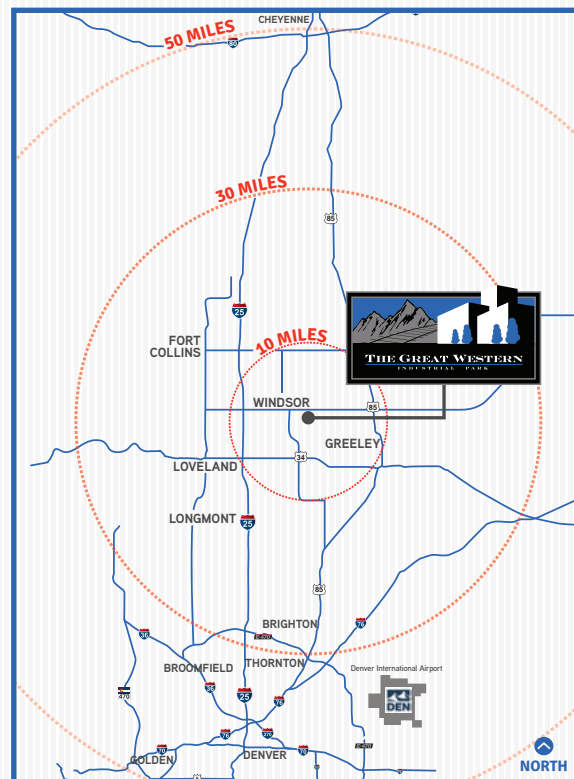
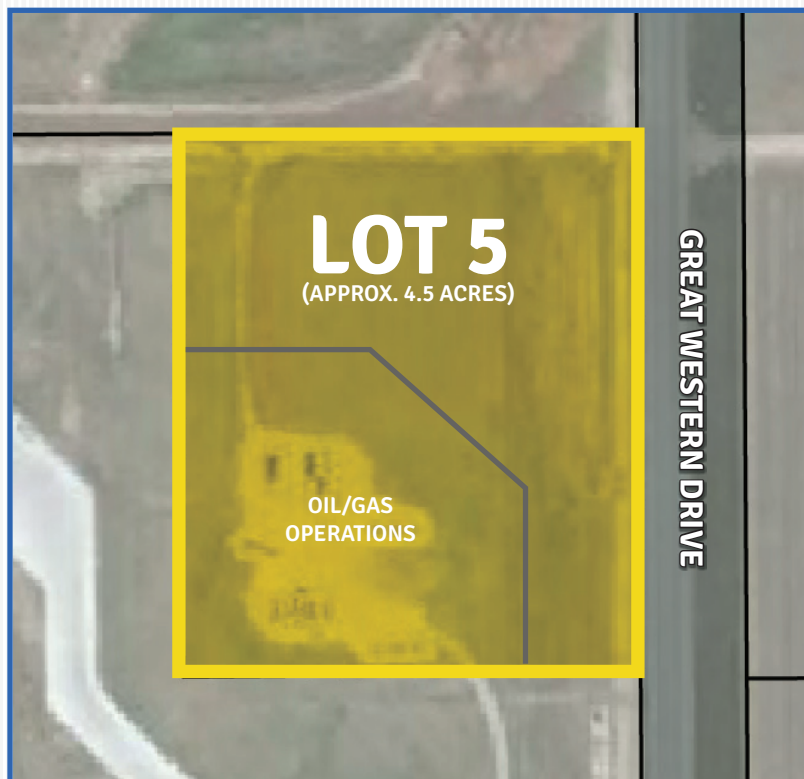
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**OmniTRAX**



## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 4.5 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"> <li>+ Electric provider: PVREA</li> <li>+ Gas provider: Xcel</li> <li>+ Water/sewer provider: Town of Windsor</li> <li>+ Non-Pot. Water: Available</li> </ul>

## 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.
- + Direct access to Great Western Drive.



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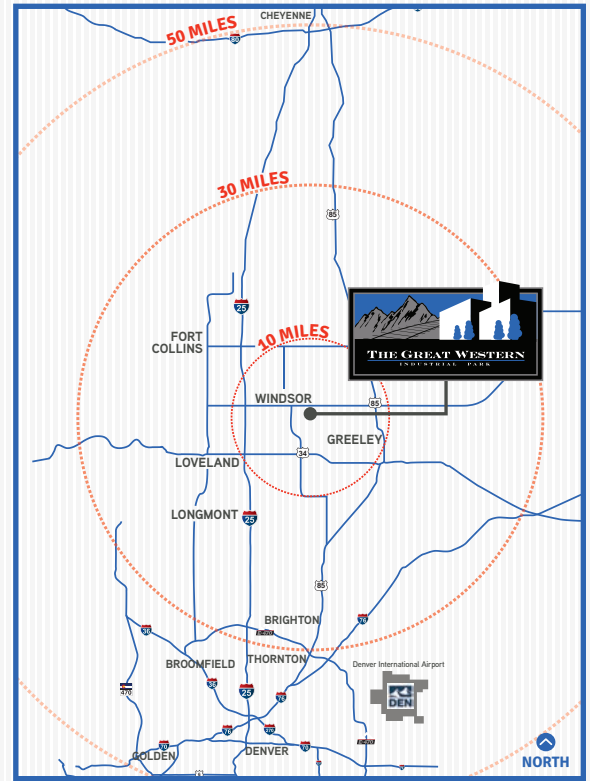
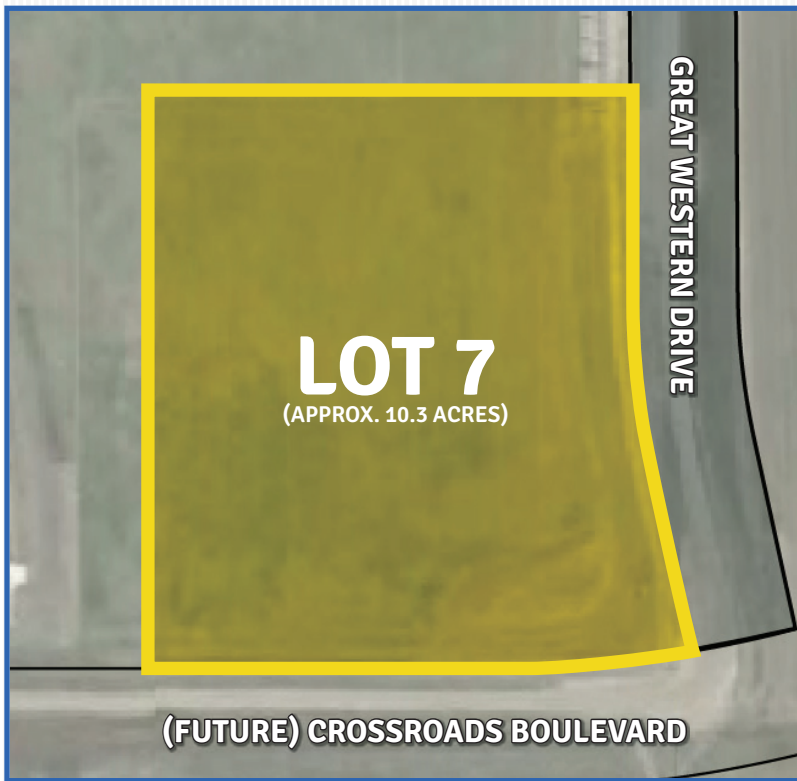
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## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 10.3 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: PVREA</li><li>+ Gas provider: Xcel</li><li>+ Water/sewer provider: Town of Windsor</li><li>+ Non-Pot. Water: Available</li></ul>

## 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.
- + Direct access to Great Western Drive.



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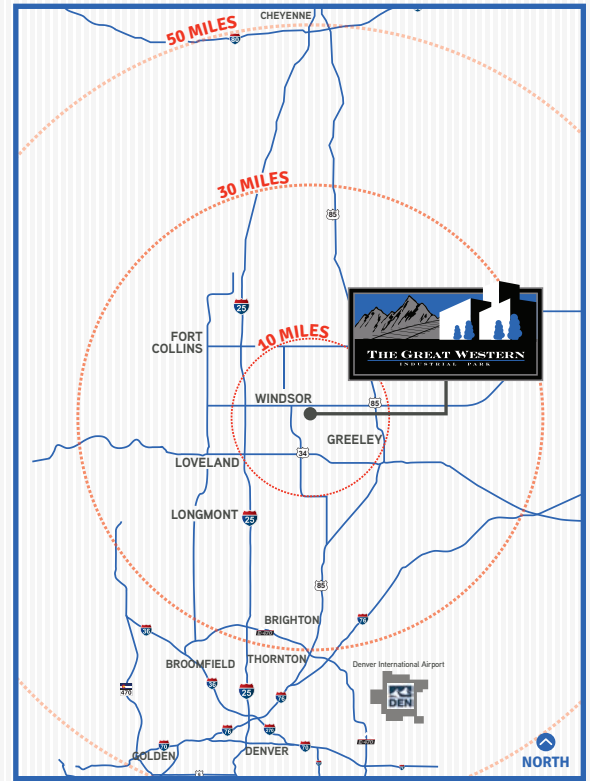
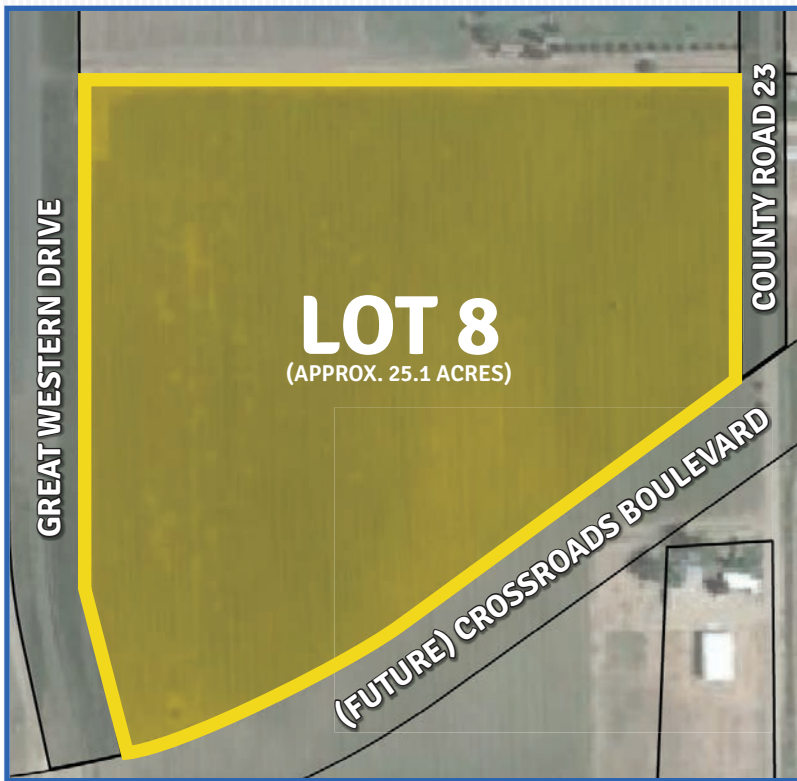
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**OmniTRAX**





## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 25.1 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: PVREA</li><li>+ Gas provider: Xcel</li><li>+ Water/sewer provider: Town of Windsor</li><li>+ Non-Pot. Water: Available</li></ul>

## 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.
- + Direct access to Great Western Drive.



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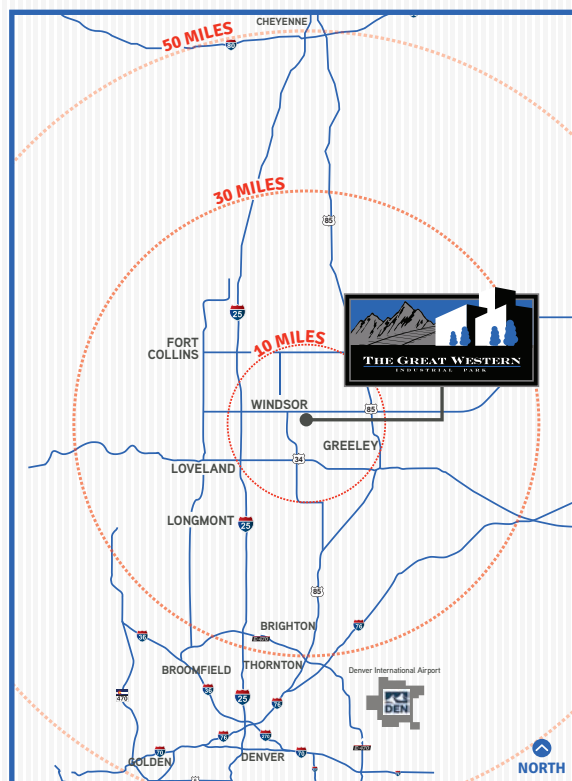
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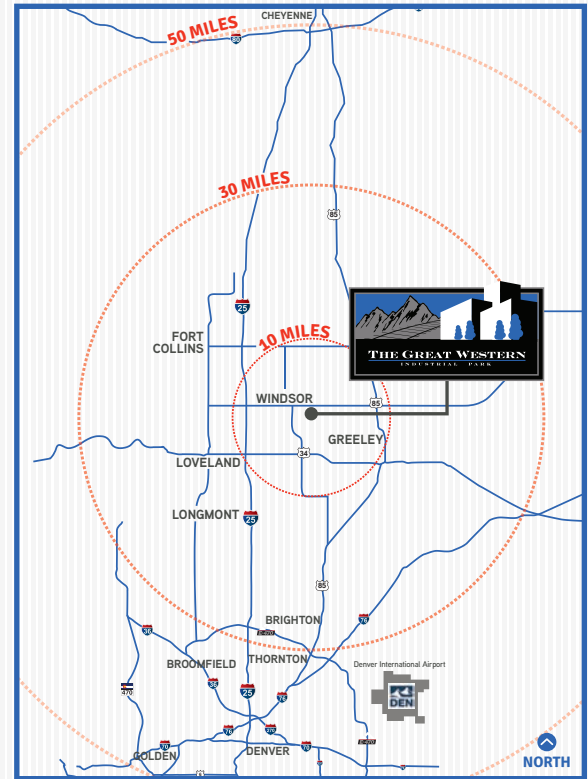
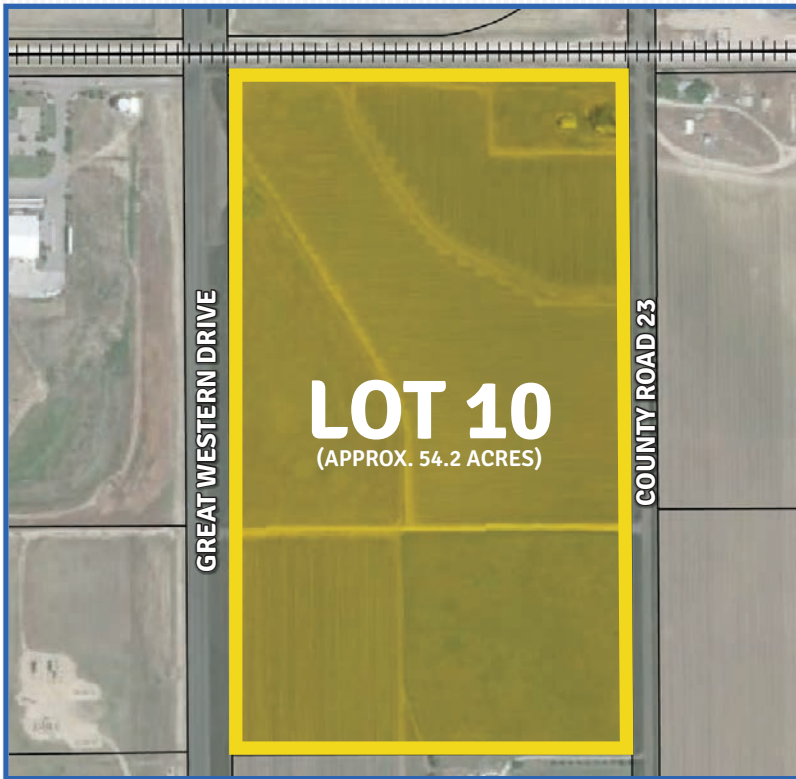
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- Build-to-suit opportunities available.
- Denver International Airport located 45 minutes southeast of Windsor, CO.
- Designated Foreign-Trade Zone.
- Direct access to Great Western Drive.



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## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 54.2 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"> <li>+ Electric provider: PVREA</li> <li>+ Gas provider: Xcel</li> <li>+ Water/sewer provider: Town of Windsor</li> <li>+ Non-Pot. Water: Available</li> </ul>

## 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.
- + Direct access to Great Western Drive.
- + Adjacent to rail lead track.



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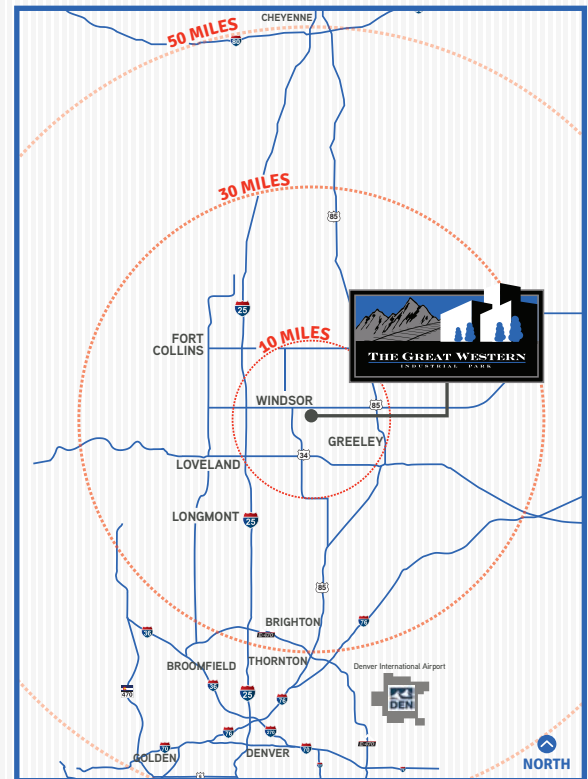
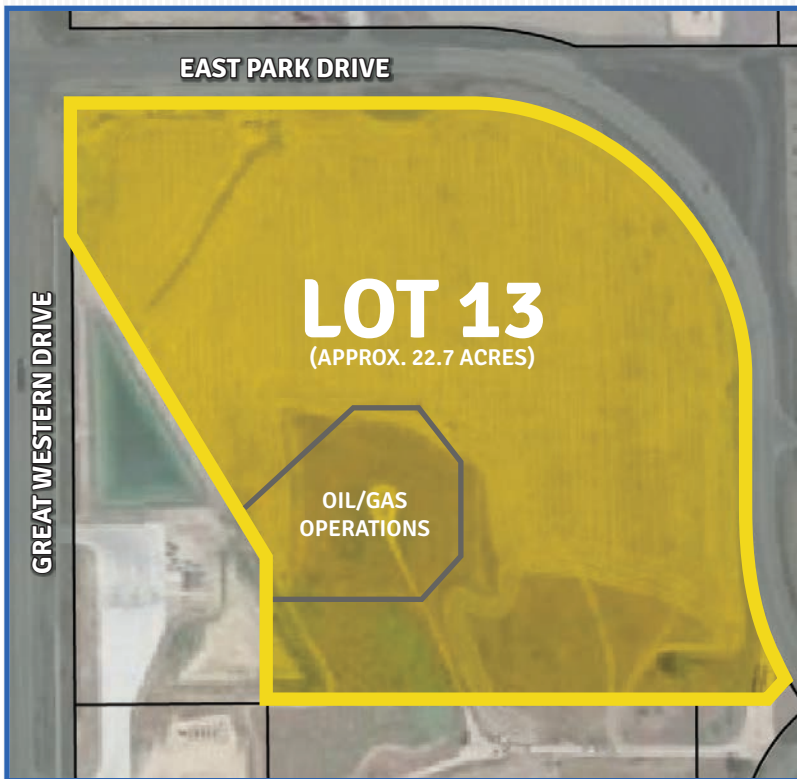
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## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 22.7 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"> <li>+ Electric provider: Xcel or PVREA</li> <li>+ Gas provider: Xcel</li> <li>+ Water/sewer provider: Town of Windsor</li> <li>+ Non-Pot. Water: Available</li> </ul>

## 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.
- + Adjacent to Great Western Drive.
- + Eastman Park Drive visibility on 2 sides.



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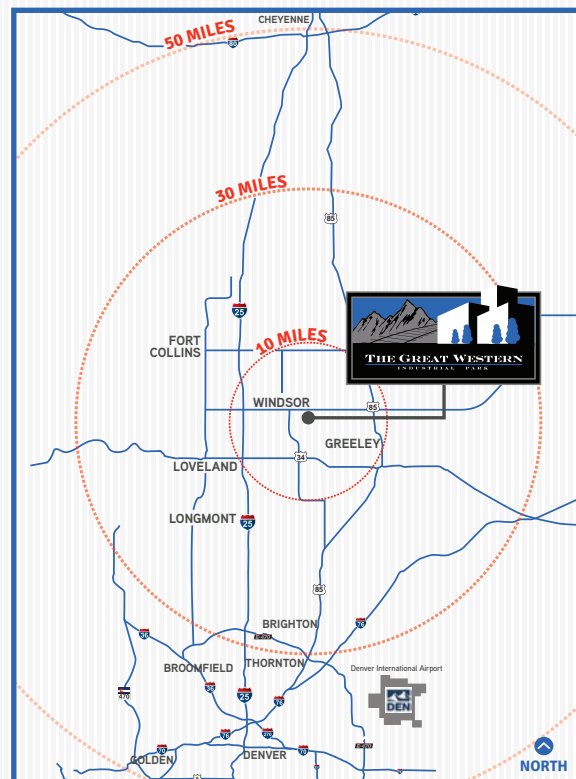
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## SITE SELECTION CRITERIA

**LOCATION:** Windsor, CO - Weld County

**ZONING:** Heavy industrial (pending)

**SITE SIZE:** Approximately 36.9 acres

**TOPOGRAPHY:** Flat

**UTILITIES TO SITE:** Electric

+ 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.



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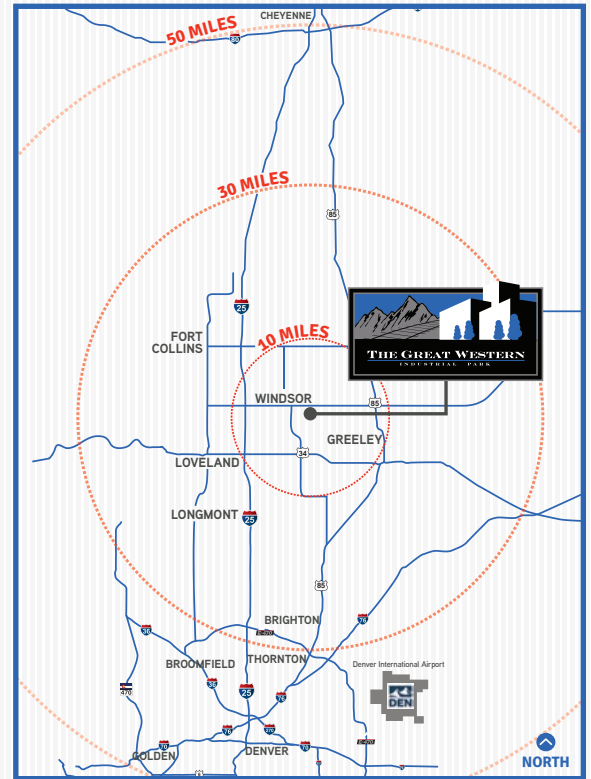
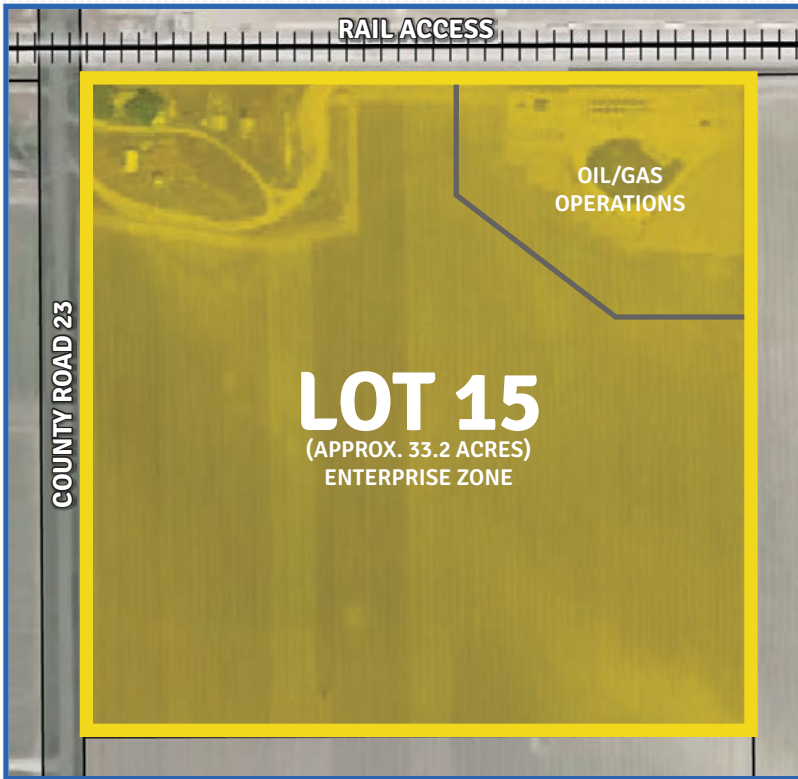
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INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

# LOT 15

(APPROX. 33.2 ACRES)

[www.greatwesternindustrialpark.com](http://www.greatwesternindustrialpark.com)



## SITE SELECTION CRITERIA

- LOCATION:** Weld County
- ZONING:** Heavy industrial (pending)
- SITE SIZE:** Approximately 33.2 acres
- TOPOGRAPHY:** Flat
- UTILITIES TO SITE:** Electric
- + 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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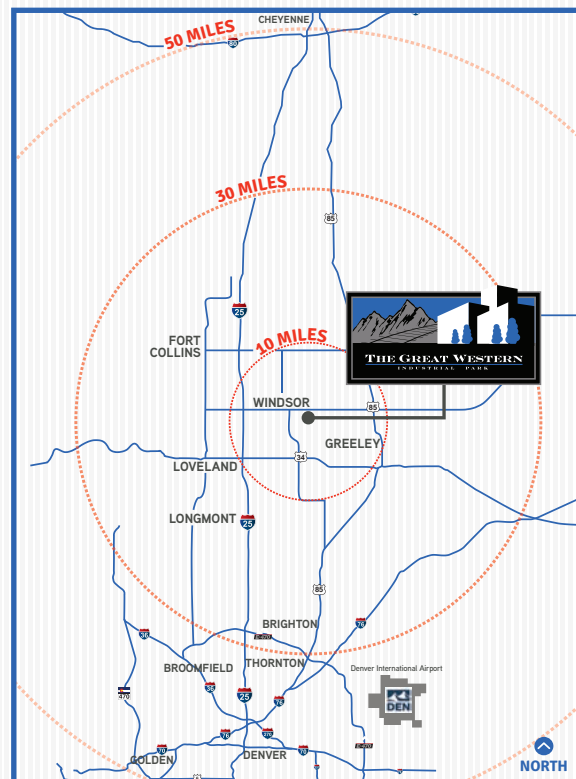
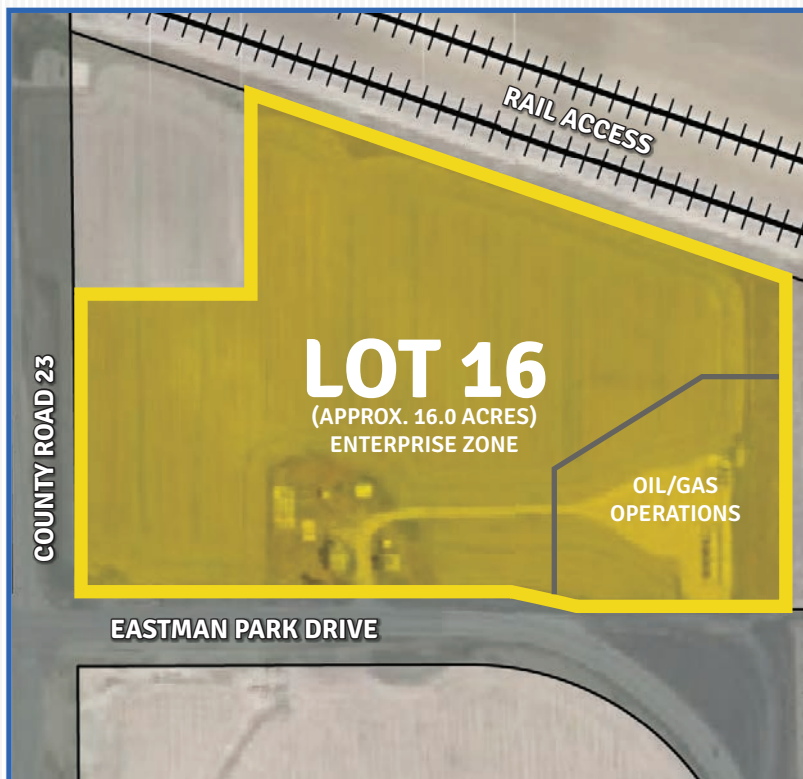
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**OmniTRAX**



## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Windsor, CO - Weld County
<b>ZONING:</b>	Heavy industrial, Town of Windsor
<b>SITE SIZE:</b>	Approximately 16.0 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Electric

- + 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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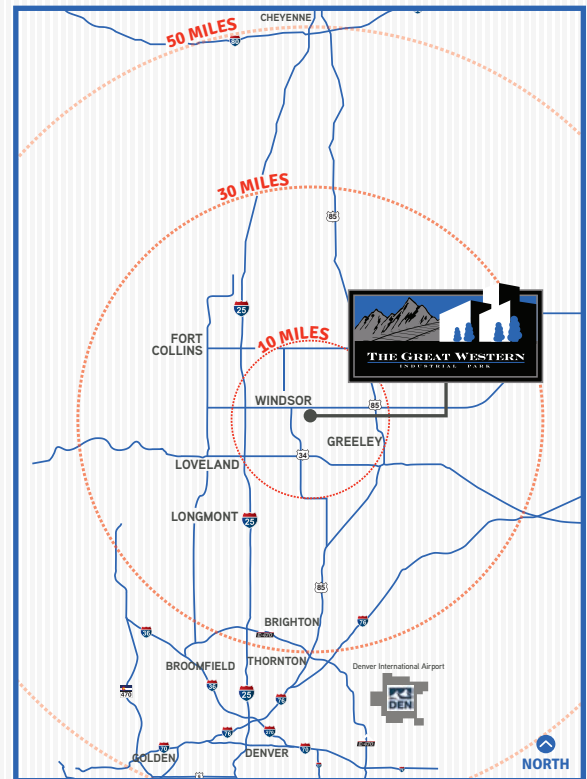
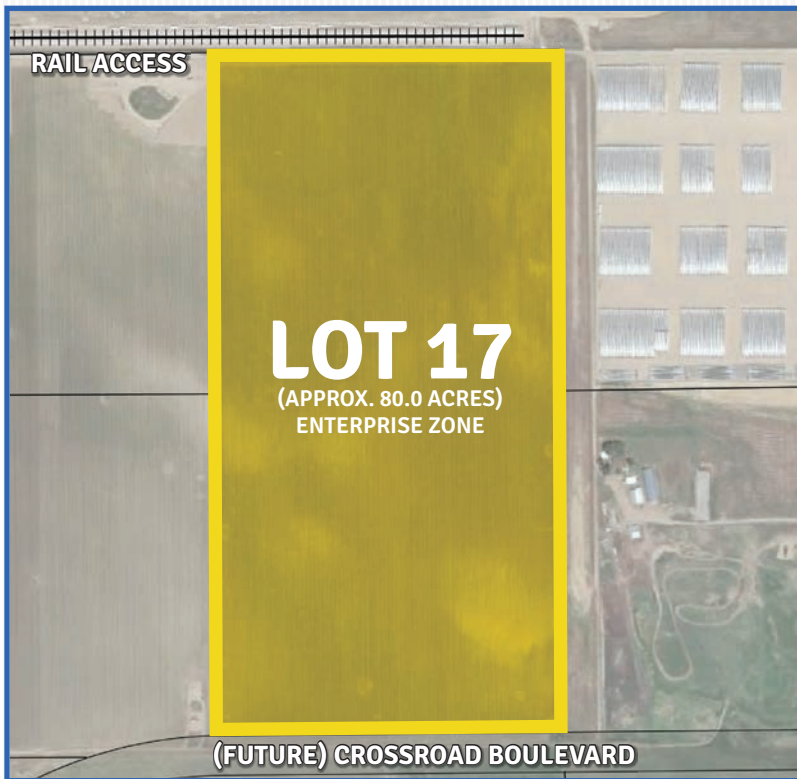
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## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Weld County
<b>ZONING:</b>	Heavy industrial (pending)
<b>SITE SIZE:</b>	Approximately 80.0 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: Xcel</li><li>+ Gas provider: Atmos.</li><li>+ Water/sewer provider: Town of Windsor</li></ul>

## 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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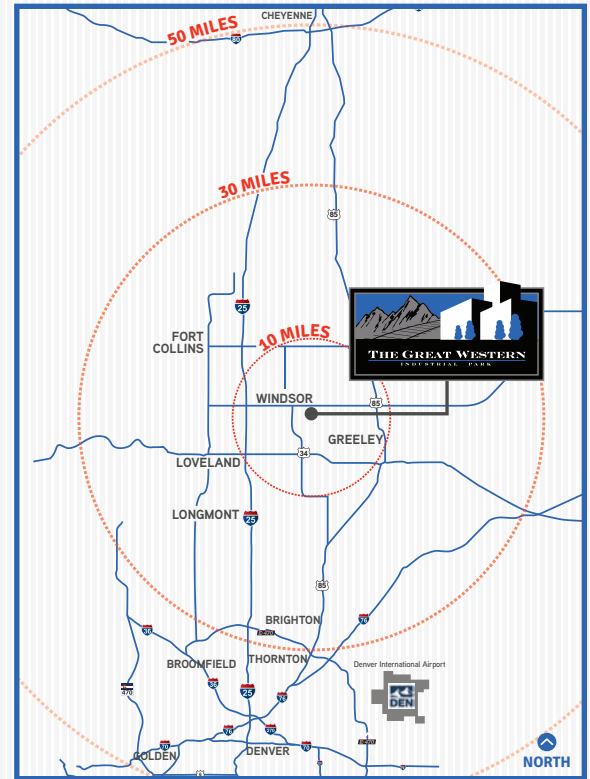
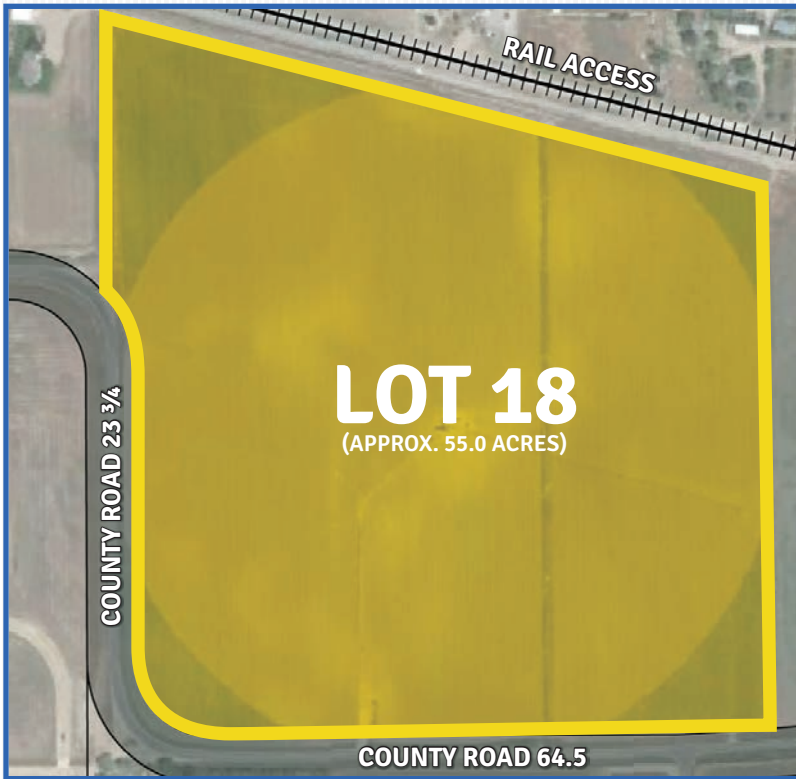
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## SITE SELECTION CRITERIA

<b>LOCATION:</b>	Weld County
<b>ZONING:</b>	Heavy industrial
<b>SITE SIZE:</b>	Approximately 55.0 acres
<b>TOPOGRAPHY:</b>	Flat
<b>UTILITIES TO SITE:</b>	Water, sewer, electric
	<ul style="list-style-type: none"><li>+ Electric provider: Xcel</li><li>+ Gas provider: Atmos.</li><li>+ Water/sewer provider: City of Greeley</li></ul>

## 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.
- + Adjacent to Great Western Railway main line.
- + Direct access to County Road 64.5.



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