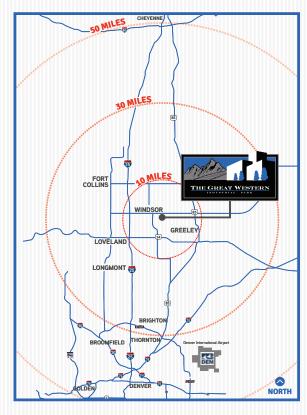


(APPROX. 11.0 ACRES)

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 11.0 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.
- Ħ Denver International Airport located 45 minutes southeast of Windsor, CO.
- H Designated Foreign-Trade Zone.
- Eastman Park Drive frontage. Ŧ
- Adjacent to Kodak lead track.



BROKER CONTACT

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