



**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.
- + 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**

T.J. SMITH, SIOR  
+1 303 283 4576  
tj.smith@colliers.com

THOMAS B. STAHL, SIOR  
+1 303 283 4572  
tom.stahl@colliers.com

NICK RICE  
+1 720 833 4620  
nick.rice@colliers.com

**DEVELOPED BY**



COLLIERS INTERNATIONAL | 4643 S. Ulster St., Suite 1000, Denver, CO 80237 | +1 303 745 5800