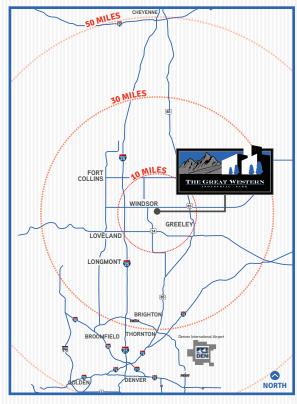


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

(APPROX. 22.7 ACRES)

www.greatwesternindustrialpark.com





SITE SELECTION CRITERIA

LOCATION: Windsor, CO - Weld County

ZONING: Heavy industrial, Town of Windsor

SITE SIZE: Approximately 22.7 acres

TOPOGRAPHY:

UTILITIES TO SITE: Water, sewer, electric

Electric provider: Xcel or PVREA

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



BROKER CONTACT

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