



SITE SELECTION CRITERIA

- LOCATION:** Windsor, CO - Weld County
- ZONING:** Heavy industrial, Town of Windsor
- SITE SIZE:** Approximately 22.7 acres
- TOPOGRAPHY:** Flat
- 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.
- + Adjacent to Great Western Drive.
- + Eastman Park Drive visibility on 2 sides.



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