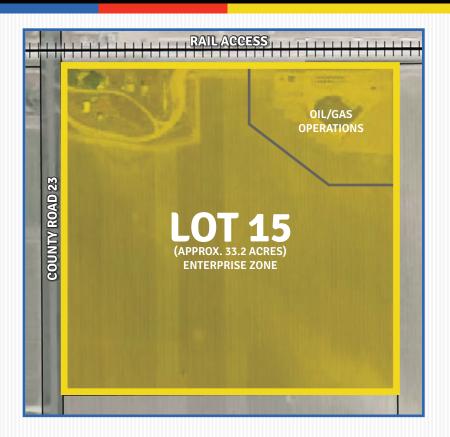
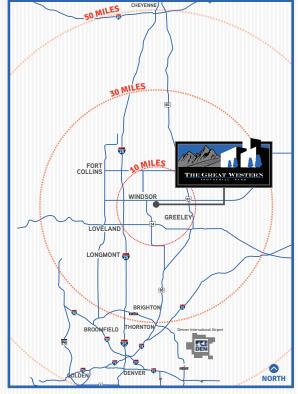


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THE GREAT WESTERN

INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE





SITE SELECTION CRITERIA

LOCATION:	Weld County
ZONING:	Heavy industrial (pending)
SITE SIZE:	Approximately 33.2 acres
TOPOGRAPHY:	Flat
LITH ITLES TO SITE.	Flootrio

- 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.

Colliers International

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