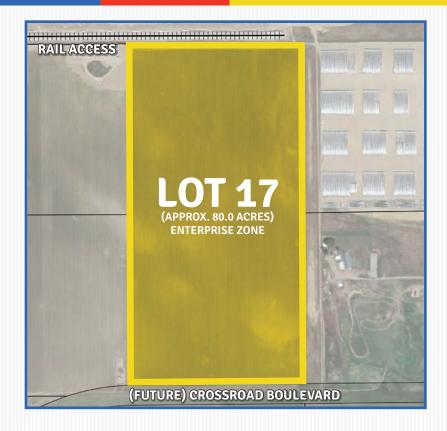
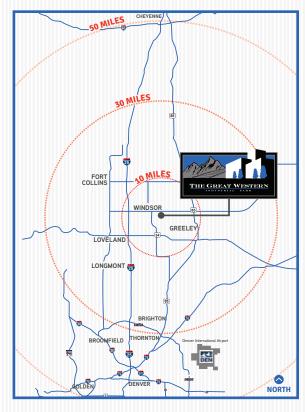


(APPROX. 80.0 ACRES)

www.greatwesternindustrialpark.com

INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE





SITE SELECTION CRITERIA

LOCATION: Weld County

ZONING: Heavy industrial (pending)

SITE SIZE: Approximately 80.0 acres

TOPOGRAPHY:

UTILITIES TO SITE: Water, sewer, electric

- Electric provider: Xcel
- Gas provider: Atmos.
- Water/sewer provider: Town of Windsor

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.
- Ħ Build-to-suit opportunities available.
- Denver International Airport located 45 minutes H southeast of Windsor, CO.
- Designated Foreign-Trade zone. Ŧ
- Adjacent to rail lead track.



BROKER CONTACT

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