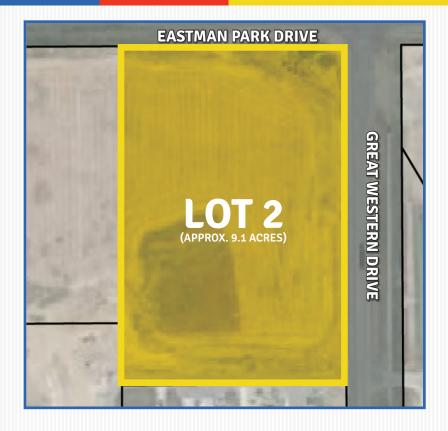
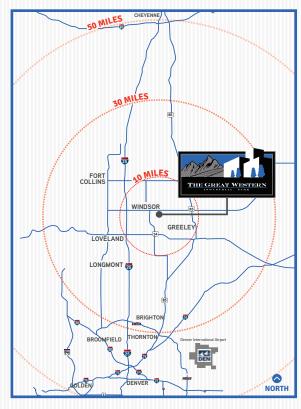


# (APPROX. 9.1 ACRES)

www.greatwesternindustrialpark.com

# INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE





### SITE SELECTION CRITERIA

LOCATION: Windsor, CO - Weld County

ZONING: Heavy industrial, Town of Windsor

SITE SIZE: Approximately 9.1 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. Ŧ
- Ħ Denver International Airport located 45 minutes southeast of Windsor, CO.
- H Designated Foreign-Trade Zone.
- Eastman Park Drive and Great Western Drive frontage. Ŧ
- High visibility lot.



# **BROKER CONTACT**

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