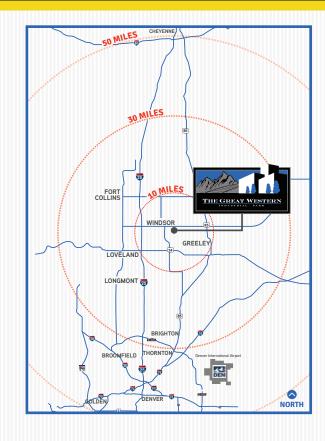


INDUSTRIAL ZONED PROPERTY FOR LEASE OR SALE

# (APPROX. 4.5 ACRES)

www.greatwesternindustrialpark.com

# **GREAT WESTERN DRIVE** OIL/GAS **OPERATIONS**



### SITE SELECTION CRITERIA

LOCATION: Windsor, CO - Weld County

ZONING: Heavy industrial, Town of Windsor

SITE SIZE: Approximately 4.5 acres

**TOPOGRAPHY:** 

UTILITIES TO SITE: Water, sewer, electric

Electric provider: 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.
- Ħ Denver International Airport located 45 minutes southeast of Windsor, CO.
- H Designated Foreign-Trade Zone.
- Direct access to Great Western Drive. Ŧ



# **BROKER CONTACT**

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