

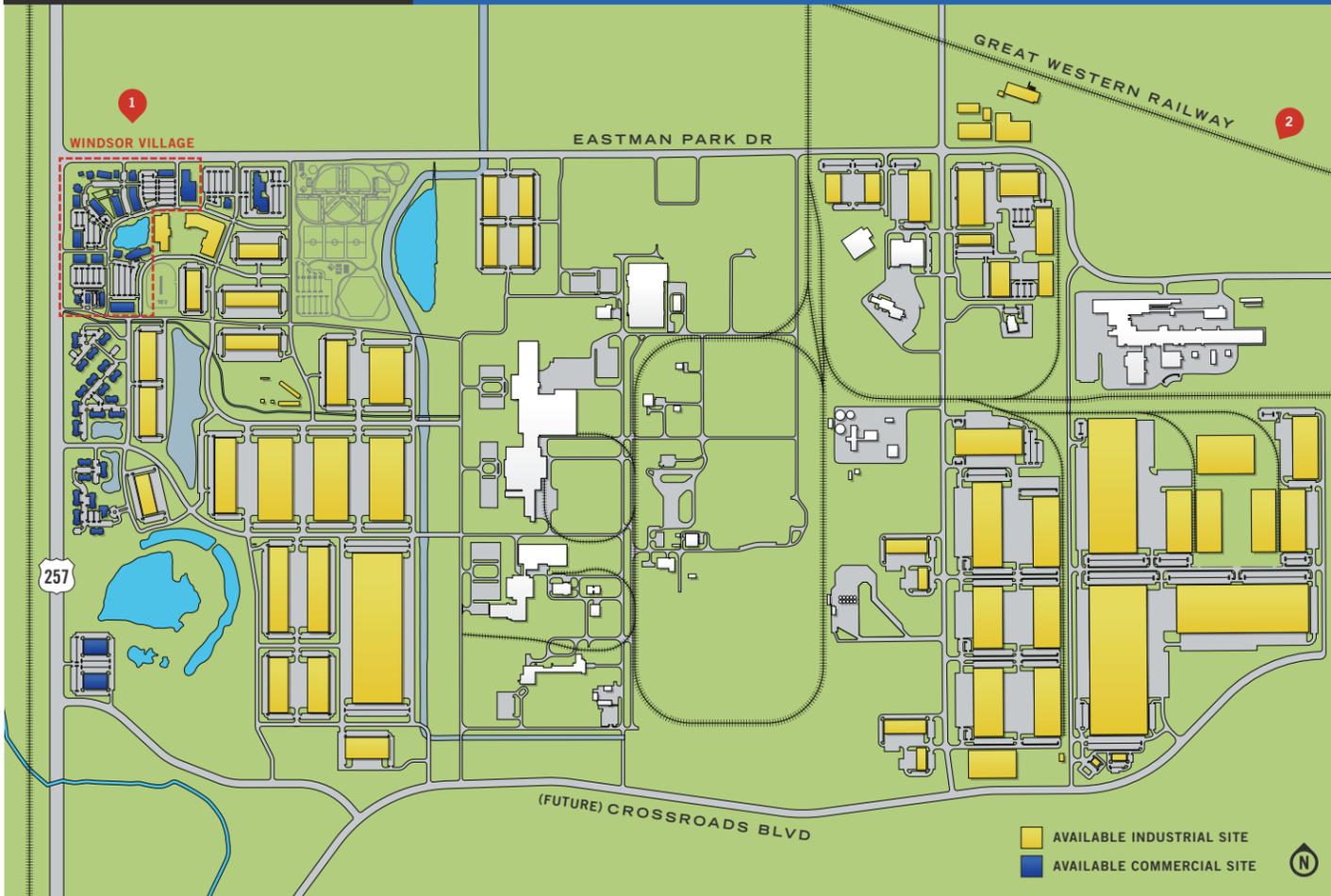


Windsor Village Coming Soon



Existing Facilities and Rail Operations

THE GREAT WESTERN INDUSTRIAL PARK CONCEPTUAL SITE PLAN



THE GREAT WESTERN INDUSTRIAL PARK

WINDSOR/WELD COUNTY | COLORADO



MANAGED AND DEVELOPED BY BROE REAL ESTATE GROUP

Cory Restad, Director – Industrial

303 815 0024 | crestad@broe.com
 252 Clayton Street, Denver, Colorado 80206
 www.BroeRealEstate.com
 www.omnitrax.com



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www.greatwesternindustrialpark.com



LOCATED IN WINDSOR, COLORADO, The Great Western Industrial Park represents Northern Colorado's most dynamic master-planned industrial and logistics hub. The 3,000 acre development is held by OmniTRAX, one of the largest privately held transportation service companies in North America. The park benefits from use of The Great Western Railway of Colorado, providing Transload Services and dual interchanges with BNSF and Union Pacific.

Offering solutions for companies in the energy, manufacturing, and technology industries, the park has the ability to accommodate a variety of users with its flexibility and unparalleled transportation infrastructure. With site sizes from 2 to 200 acres for industrial zoned properties for sale, lease, or build-to-suit, The Great Western Industrial Park is home to many established tenants including Vestas, Halliburton, Owens Illinois, Hexcel, Carestream, Kodak-Alaris, and Schlumberger.

HIGHLIGHTS

- » A master-planned industrial park with ability to accommodate industrial buildings up to 3 million square feet
- » Dual rail service with UP and BNSF interchanges
- » Strategically located near the mid-point of I-70 and I-80, to provide East/West truck access to the U.S.
- » Proximity to the Niobrara Shale (DJ Basin)
- » Various site configurations, lot sizes and build-to-suit options available for sale or lease
- » Site planning, engineering and track design services available
- » Transload services with material handling capabilities including sand, aggregate, lumber, steel, bulk liquids, dry bulk, unitized and palletized materials
- » Coming Soon: Windsor Village, a 50-acre mixed-use development located at the corner of Highway 257 and Eastman Park Drive.

COMMERCIAL STATISTICS

ATTRIBUTE	3 MILE	5 MILE	10 MILE
POPULATION (2019)	17,416	37,999	200,869
PROJECTED POPULATION (2024)	19,865	43,605	225,451
MEDIAN HH INCOME	\$81,049	\$92,209	\$79,505
HOUSEHOLDS (2019)	6,378	14,576	74,421
PROJECTED HOUSEHOLDS (2024)	7,266	16,727	83,410

Source: Costar

