

Access 25 Logistics Park

Mead, Colorado



Build-to-suit and rail served
industrial sites available

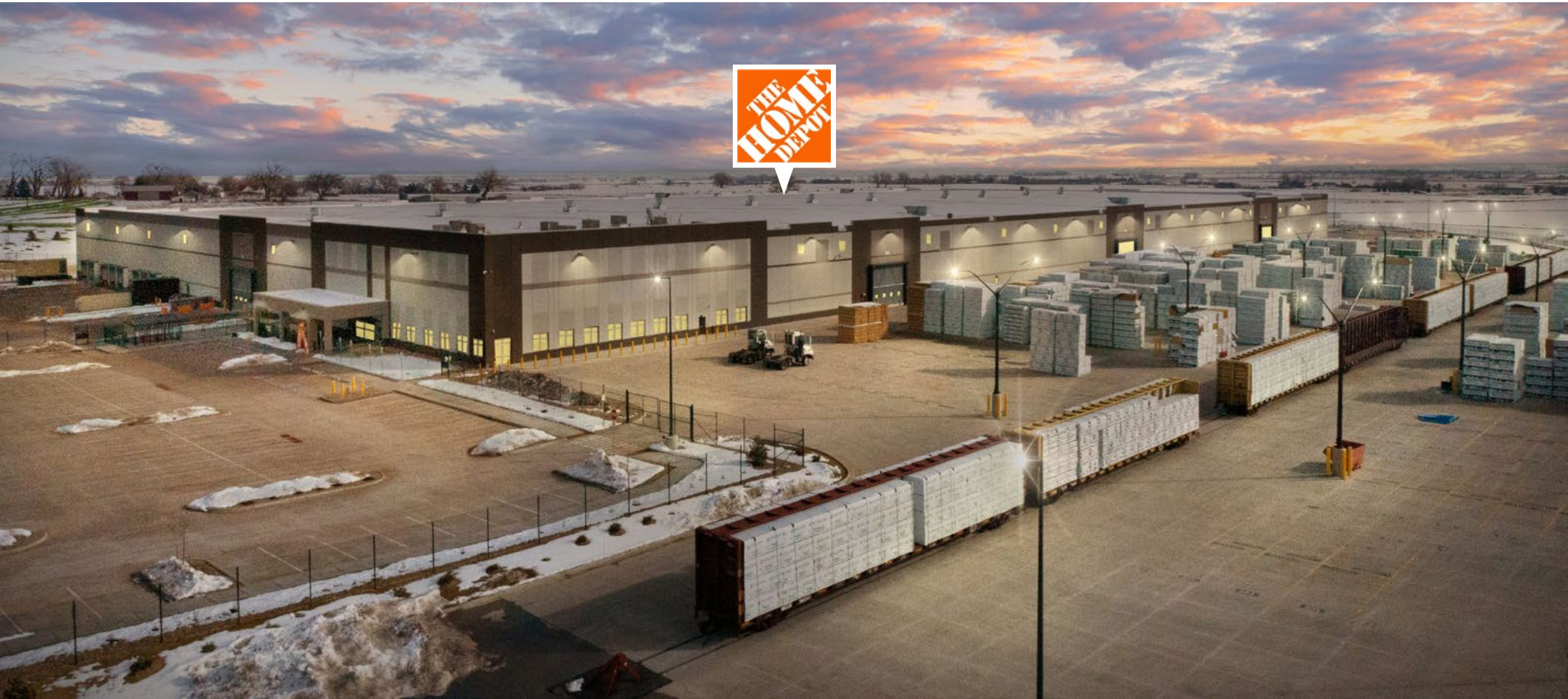
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Broe
Real Estate Group

**AVISON
YOUNG**

Park overview and highlights

Access 25 Logistics Park is the premier industrial development located in Mead, Colorado, and strategically positioned along the I-25 corridor. This park is designed to meet the needs of modern logistics and distribution companies. With proximity to major transportation routes and key regional markets, Access 25 provides unparalleled access for companies looking to optimize their supply chain operations in the Rocky Mountain region. The park features flexible site configurations, labor market accessibility, and dual rail service.





Robust labor market

Mead's proximity to major population centers gives companies access to a wide labor pool.

Proximity to key markets

The North Denver Metro location offers regional logistical advantages for distribution and convenient access to a broad customer and labor market.

Flexible site configurations

Companies can tailor the facility to their specific operational needs, whether it be for warehousing, manufacturing, or distribution.

Prime interstate access

Direct access to I-25, a major transportation artery in the region, translates into reduced transit times and costs for companies reliant on distribution networks.

Enhanced rail connectivity

Access 25 is the only dual rail-served park in the Denver Metro area, providing connections to two Class I railroads: BNSF Railway Company (BNSF) and Union Pacific (UP).

Available economic incentives

The sales tax in the town of Mead (combined city and state) is 5.9%, which is lower than the average sales tax rate in Colorado of 6.975%.

Plat plan

Flexible site configurations can match a variety of operational requirements.

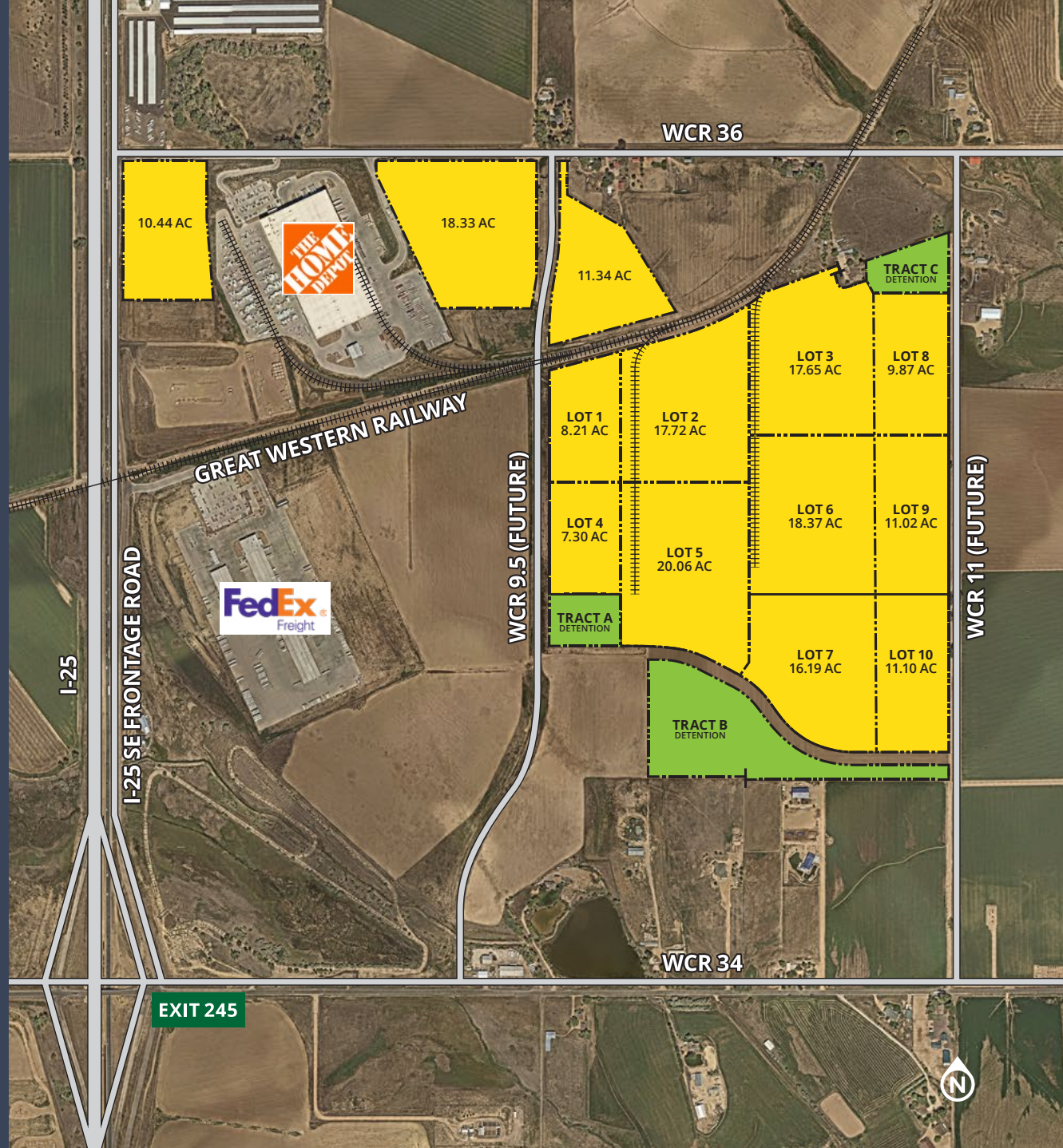
Outdoor storage is permitted as an accessory use.

Lot 2, Lot 3, Lot 5, and Lot 6 are rail served.

Lot line adjustments available through a simple administrative process.

Access 25 Logistics Park is metro district managed.

The addition of Weld County Road 9.5 is schedule to complete in Spring 2025.



Utility routing exhibit

County
Weld

Electric
United Power

Power to site
12.5 MegaWatt

Substation source
Slater substation

Water
Little Thompson
Water District

Non-pot water
Access 25
Metro District

Sanitary sewer
Town of Mead

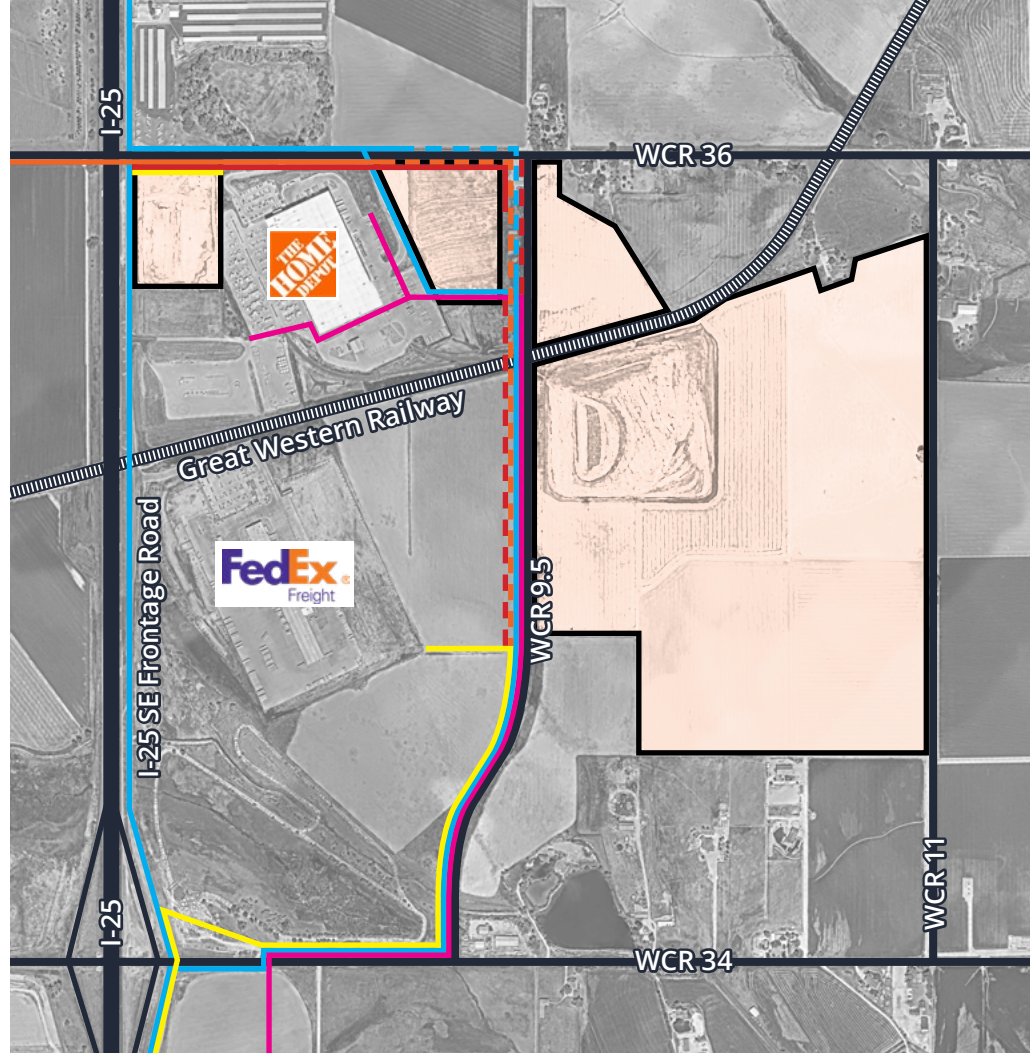
Natural Gas
Excel Energy
5 PSI available

Communication
CenturyLink/
Lumen

Comms Capacity
72 fiber count (N)
96 fiber count (S)

Zoning
Planned Use
Industrial (PI)

Shortline operator
Great Western
Railway (GWR)*



- - - Proposed electric line
- - - Proposed water line
- - - Proposed natural gas
- - - Proposed communication
- Existing electric line
- Existing water line
- Existing natural gas
- Existing communication
- Existing sanitary sewer line



Read what Fortune 500 companies are saying about Access 25 Logistics Park.

Access 25 Logistics Park

Operational savings with an improved and expanded labor force

"The untapped hiring pool in the northern part of Colorado has been amazing for us with the work ethic, the lack of turnover and the abundant applicants. This strong labor market has helped improve efficiencies at the facility."

Chris Williams
Assistant Service Center Manager
FedEx Freight KCY

Optimized performance and efficiencies

"We are very happy with the Mead facility and the overall development. We would welcome the opportunity to work with Broe on another facility based on the flexibility and problem solving ability of the Broe team."

Jacob Williams
Director of Industrial Real Estate
Home Depot

Why Mead?

Mead is located at the intersection of Boulder County, Weld County, and the Denver MSA. Its central location, strong infrastructure, and quality of life make it a top destination for businesses and job seekers. Mead's 5.9% sales tax is below Colorado's 6.975% average.

Robust population growth

Within a 5-mile radius of Access 25, the population is projected to grow by 20% over the next five years. Since 2010, Colorado has added about 745,000 new residents, with Mead being one of the fastest-growing areas in Weld County. Additionally, over 20,000 residential units are planned, strengthening the workforce pipeline.

Central location

Mead offers a strategic location for logistics, commerce, and commuting, connecting businesses with the entire Front Range. Its proximity to key urban centers, combined with a small-town feel, makes it an ideal spot for growth and development.

Premier business corridor

I-25 is Colorado's busiest North-South corridor, connecting Denver, Colorado Springs, and Fort Collins. Recent infrastructure improvements make it a prime location for businesses to relocate or expand, with companies like Home Depot and FedEx Freight Services planting a flag in the area.



Weld County profile



Colorado State University
32,000 enrolled



University of Colorado Boulder
37,000 enrolled



University of Northern Colorado
10,000 enrolled



AIMS Community College
8,400 enrolled



Front Range Comm. College
20,000 enrolled

38% of the population has a Bachelors degree or higher

372,973

Labor Force

36.2

Median Age

4.3%

Unemployment



Top 1%

Fourth Economy Community Index

The community index documents key indicators and predictors of community vibrancy and economic strength. **Weld County ranks higher than 99% of all counties in the United States.**

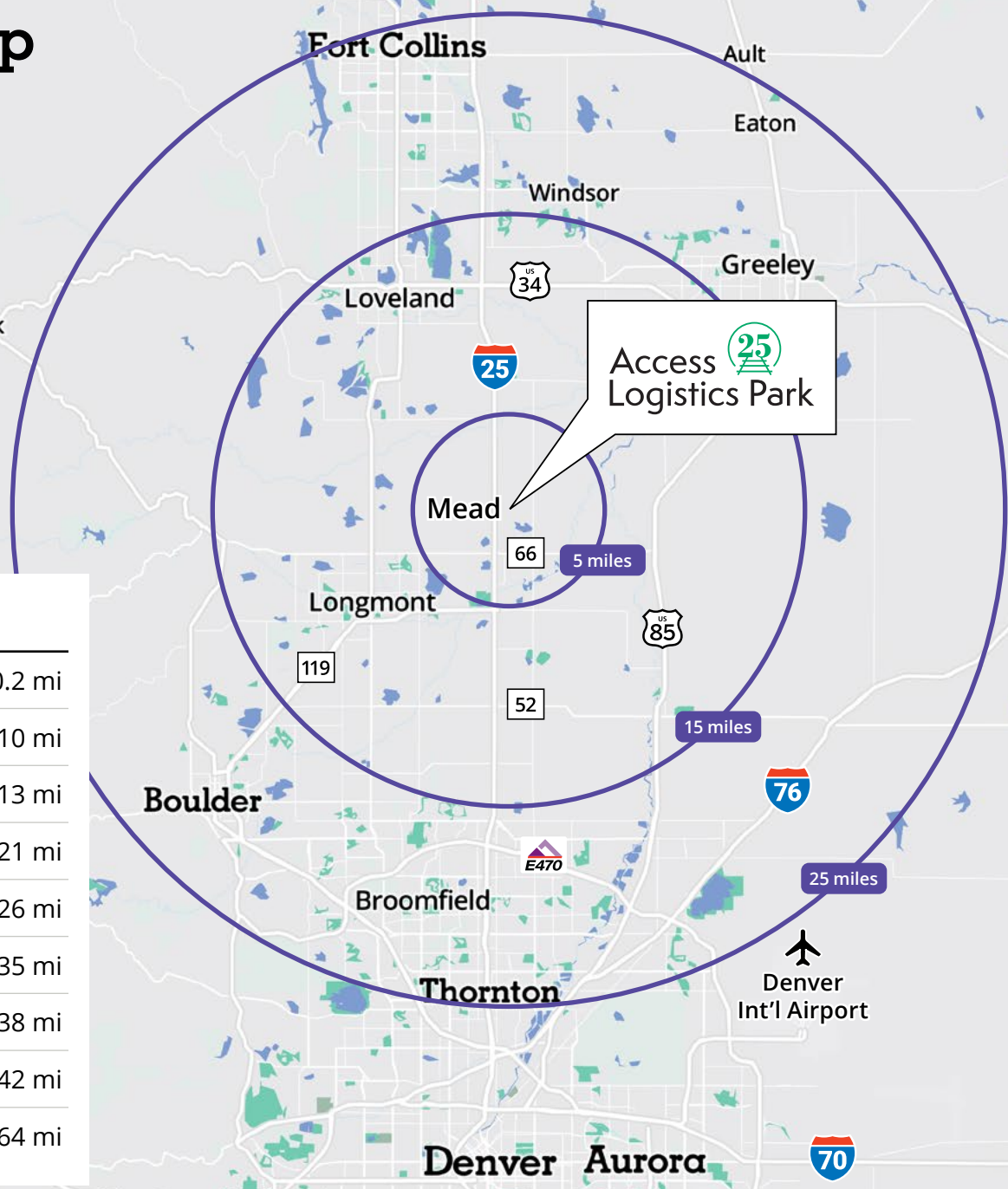
Area demographics



	5 miles	15 miles	25 miles
Total businesses	1,640	21,304	105,626
Bachelor's degree or more	16,364	197,658	853,152
Labor force population	15,187	164,780	753,484
Total current population	27,667	297,984	1,362,614
Population growth rate	20%	7%	4%
Average household income	\$96,320	\$108,697	\$109,057
Quality of life index*	122	117	116

***The quality of life index is based on economic, health, community, leisure, and environment factors, with 100 as the national average.**

Radius map



Typical drive times

I-25	4 min	0.2 mi
Hwy 85	15 min	10 mi
Hwy 34	18 min	13 mi
E-470	18 min	21 mi
Fort Collins	24 min	26 mi
Denver	37 min	35 mi
DIA	33 min	38 mi
I-70	42 min	42 mi
I-80	55 min	64 mi

Regional rail connectivity

The Great Western Railway of Colorado, LLC (GWR) has been an integral part of North Denver Metro's industrial base for over 100 years. Access 25 offers direct rail connections to two Class I railroads: BSNF Railway Company (BNSF) and Union Pacific (UP). Shortline dual access removes the dependency on a single carrier and offers the following advantages:



Increased flexibility

Personalized service allows for flexible scheduling and better alignment with customer needs.



Competitive pricing

Lower rates for local or regional transport help businesses reduce overall transportation costs.



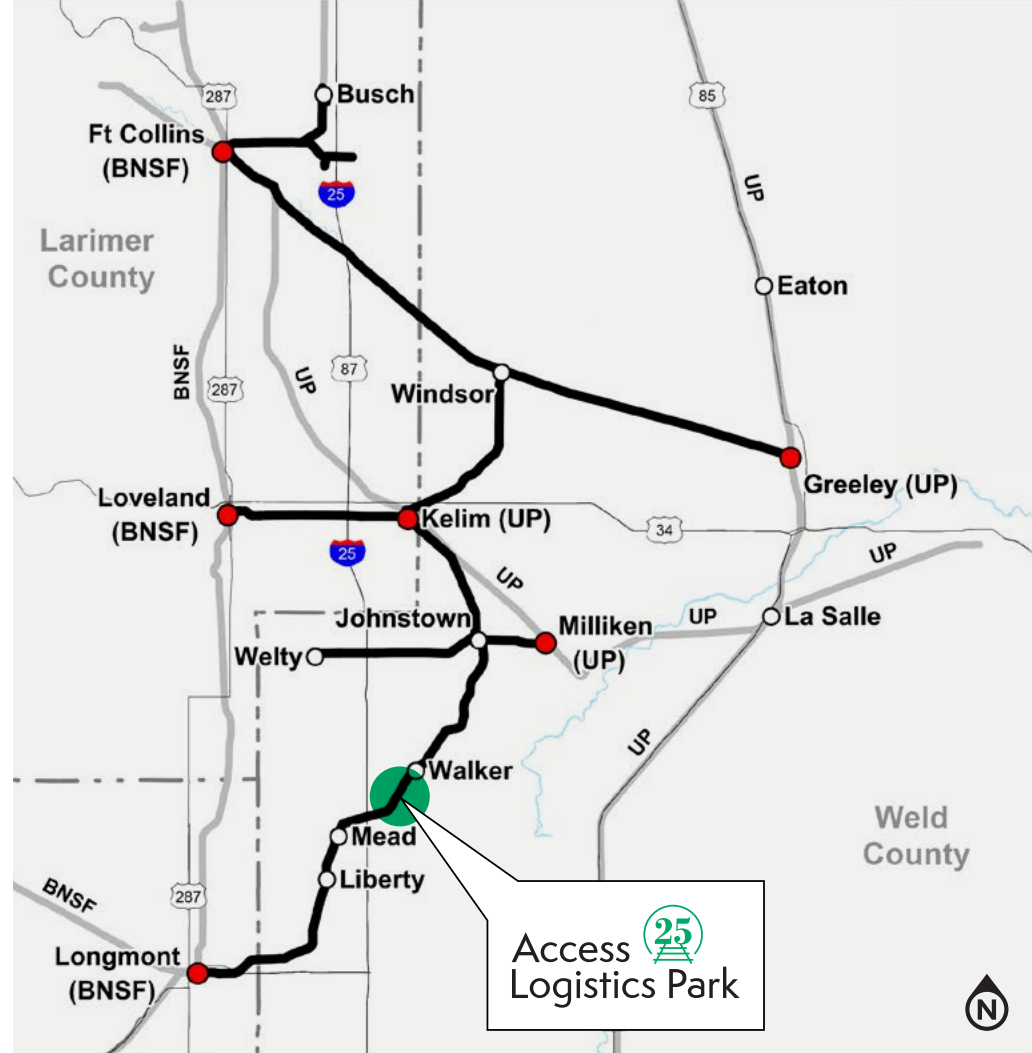
Enhanced freight service

OmniTRAX is more responsive, offering tailored solutions and improving service quality for shippers.



Improved connectivity

Access to national networks provides greater reach to more origins and destinations.



GWR was originally built in 1901 to transport sugar beets to processing plants, helping to boost the state's sugar industry.

National rail connectivity

Seattle, WA

Tacoma, WA





Oakland, CA

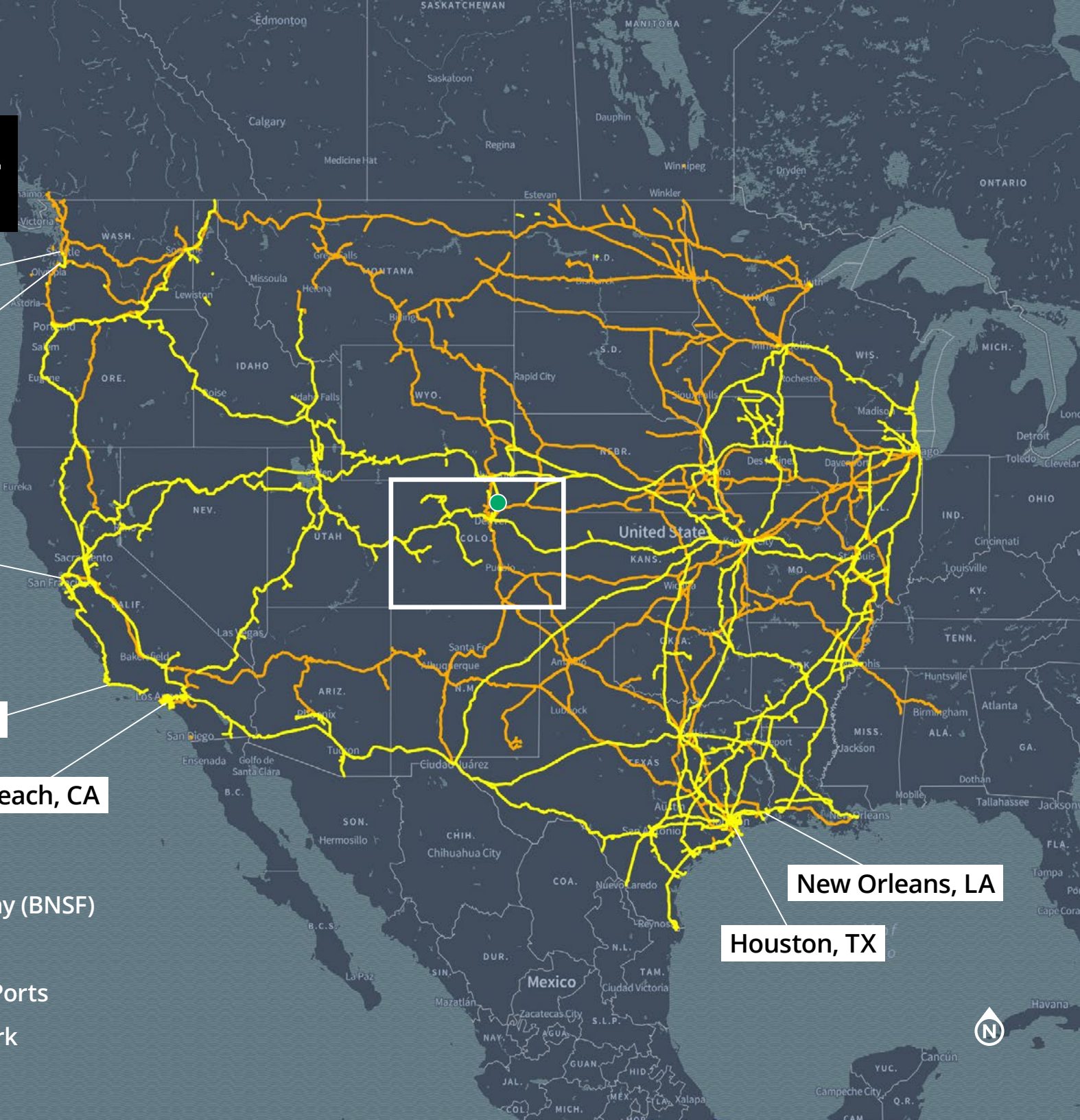
Los Angeles, CA

Long Beach, CA

New Orleans, LA

Houston, TX

-  BNSF Railway Company (BNSF)
-  Union Pacific (UP)
-  Major U.S. Container Ports
-  Access 25 Logistics Park



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This project is powered by key partnerships, ensuring a seamless blend of expertise and innovation

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