



NORTHERN COLORADO'S PREMIER RAIL-SERVED INDUSTRIAL PARK



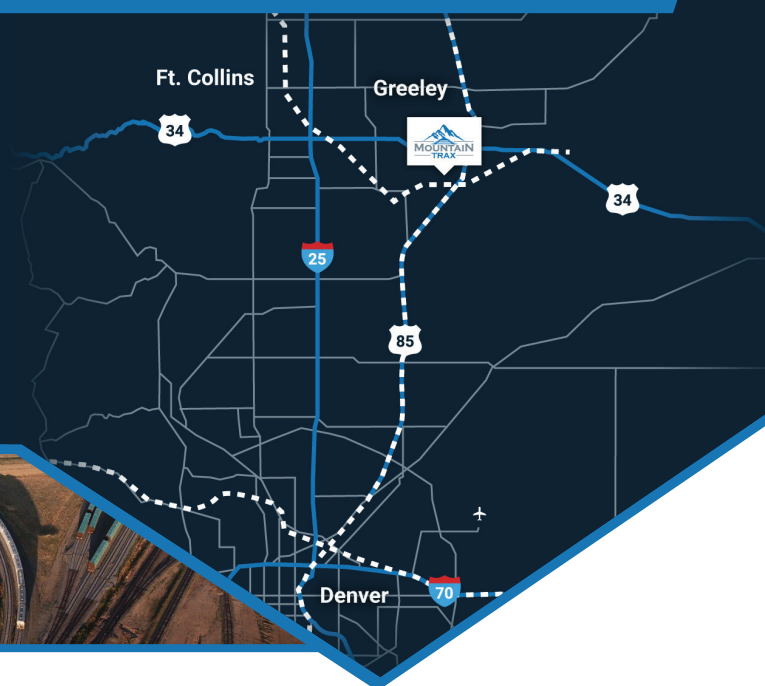
About MountainTRAX

MountainTRAX is a rail-served industrial park strategically located in Weld County, CO. The park is positioned midway along a major transportation corridor between Denver, CO and Cheyenne, WY.

The 228-acre master-planned industrial park offers truck-to-rail and rail-to-truck transloading of a variety of bulk commodities along with ready-to-develop real estate available for sale and lease.

Products Transloaded

Aggregates, Agriculture & Feed Products, Building Materials, Crude, Fertilizer, Fly Ash, Industrial Chemicals, NGLs, Pipe, Refined Products, and Sand



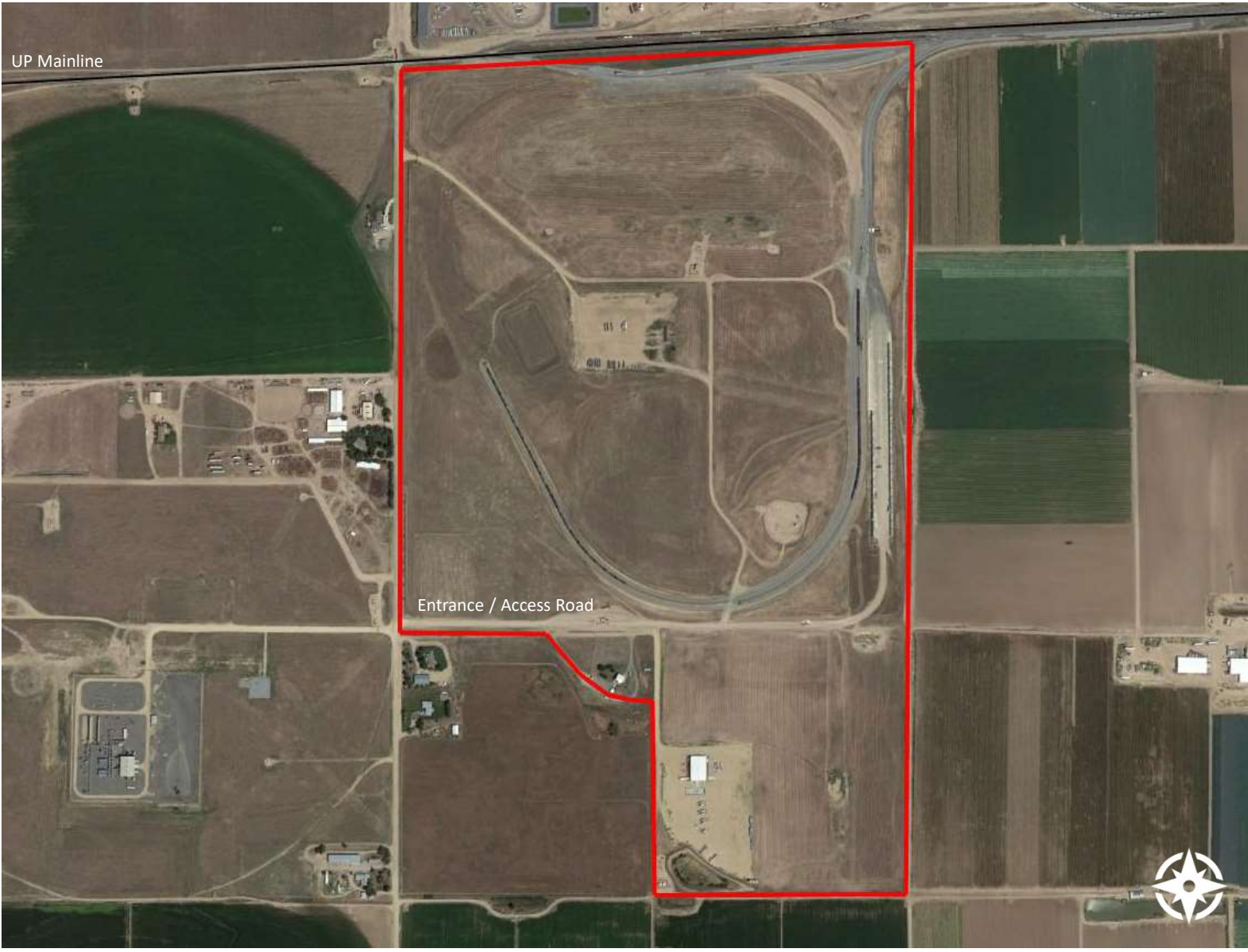
Features

- State-of-the-art rail terminal & transload facility near Union Pacific LaSalle Switch Yard
- Union Pacific Railroad mainline direct access
- Manifest and unit train capabilities
- Over 19,000' of track with the ability to expand rail capacity
- Transloading, storage, and inventory management
- Railcar switching and handling
- Easy access to the industrial park via US 34 and US 85
- Proximity to major transportation routes: E-470, I-25, I-70, US 287

Development Opportunities

- Shovel ready rail and non-rail served sites available for sale, lease, build-to-suite, and design-build projects
- Zoned I-3 Heavy Industrial to accommodate industrial, distribution, and manufacturing uses including outside storage
- Building sizes available ranging from 10,000 SF to 1,000,000 SF
- City of Evans business-friendly planning and review process
- City of Evans development incentives available
- State tax breaks available via Weld County Enterprise Zone

UP Mainline



Entrance / Access Road



22744 County Rd. 33
Evans, CO 80645

Features

- 228 Acres
- 19,094' of rail
- Union Pacific Railroad mainline direct access
- Rail-to-truck and truck-to-rail transloading
- Shovel ready industrial and distribution sites available
- Zoned I-3 heavy industrial
- Utilities available

DATE: March 2021

FIGURE #: ##

PROJECT #: #

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