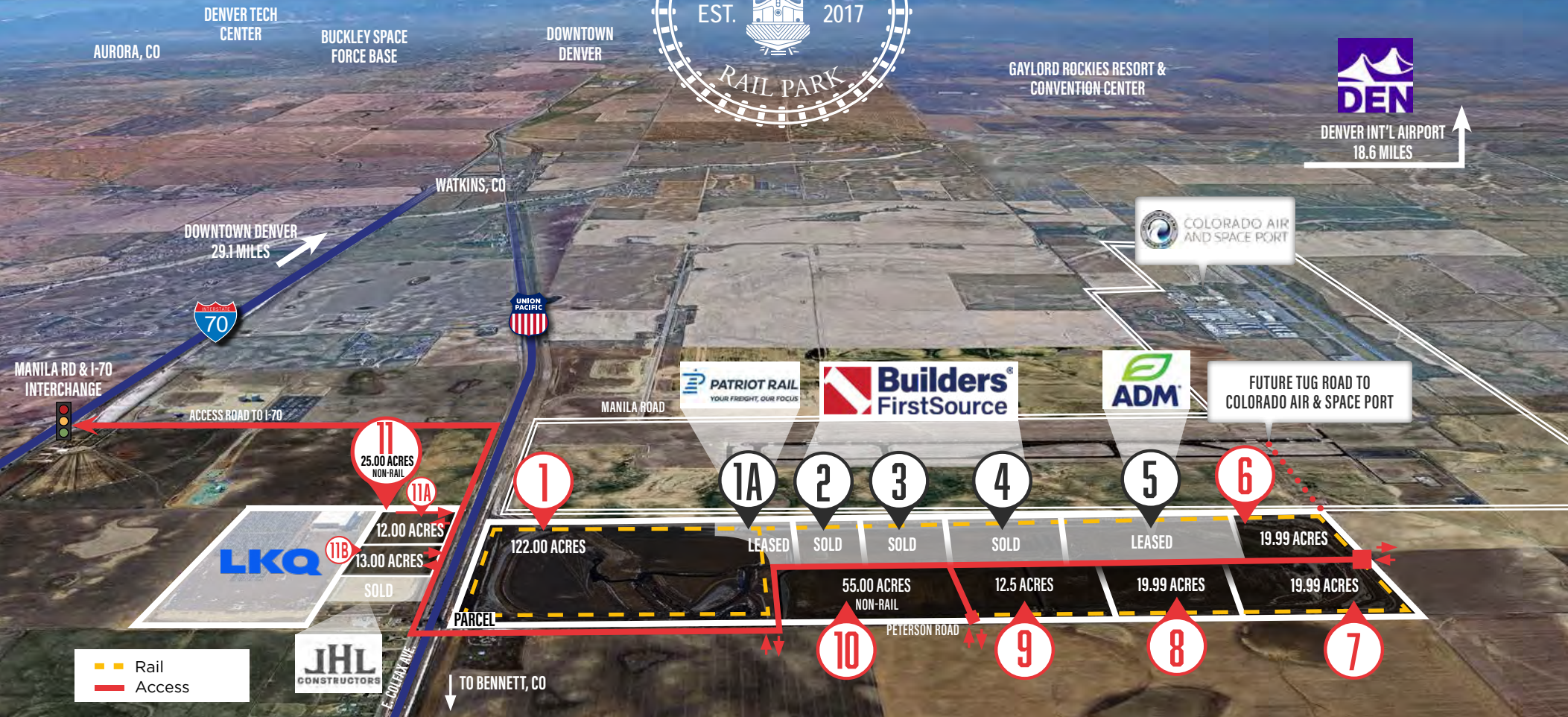


620 ACRE RAIL-SERVED INDUSTRIAL PARK

FOR SALE, LEASE OR BUILD-TO-SUIT | SITES ARE CUSTOMIZABLE





THE ROCKY MOUNTAIN RAIL PARK



The Rocky Mountain Rail Park (RMRP) is a transformative 620-acre land asset poised to become one of the largest private commercial industrial rail facilities in the Denver Metro area. Strategically located in Adams County adjacent to the Colorado Air and Space Port, **RMRP** offers a unique combination of industrial characteristics that are increasingly difficult to find in the region. **RMRP** will feature both unit-train and manifest rail platforms, with infrastructure directly connected to the Union Pacific mainline, ensuring substantial capacity

for rail operations. The development boasts heavy industrial zoning, large land parcels, and proximity to major growth markets, making it an attractive option for various industries. Upon full buildout, **RMRP** will include over 15 miles of private railroad track, designed to provide exceptional service to a wide range of high-capacity industrial uses. Additionally, the site will have comprehensive wet and dry utility infrastructure with building permit-ready sites, making it an ideal location for future development.





DEVELOPMENT READY

THE FAST, EASY & COST EFFECTIVE PATH
TOWARD DEVELOPING A NEW FACILITY



RAIL - UNIT-TRAIN & MANIFEST TRACK

Class I Rail Approved, Mainline Connection Complete,
35,800 track feet constructed



LOTS - FLEXIBLE ACREAGE

All sites are cleared, grubbed, graded and
rough compacted



ROADS & ACCESS

Public roads and access to master-planned
business park



ZONING - HEAVY INDUSTRIAL

Heavy industrial zoning in place, 115 industrial
uses permitted "by right"



UTILITIES - PUBLIC & PRIVATE

Wet and Dry utilities delivered to site boundaries
for heavy industrial capacity



OUTSIDE STORAGE

80% outside storage to land ratio



PROPERTY DESCRIPTION



LOCATION	3000 Rail Park Drive, Bennett, CO 80102
SITE SIZE	620 Acres
SALES TAX	3.75%
COUNTY	Unincorporated Adams County
ZONING	PUD light and heavy industrial with rail infrastructure and outside storage
WATER/SEWER	Water and sewer utilities provided by Rocky Mountain Rail Park Metropolitan District
ELECTRIC	Xcel Energy Site Certified
NATURAL GAS	Colorado Natural Gas
FIBER	Eastern Slope Technologies

PROPERTY HIGHLIGHTS

- 620 Acres
- Lots divisible from 10 to 220 acres
- Quick & easy access to I-70 (1 mile)
- Can accommodate heavy water users
- Zoning is permitted "by right"
- Potential access to Colorado Air and Space Port via tug road

RAIL SERVICES

- » Advantageous rail freight economics
- » Closest unit train facility to the Denver metro area
- » On-site transloading for rail to truck and truck to rail
- » Car spotting
- » Car storage
- » High touch customer service
- » Constructed high-speed mainline switch
- » High-capacity manifest & unit-train design



UNION PACIFIC RAILROAD

- » Links 23 states in the western two-thirds of the United States
- » Connects with Canada's rail systems and is the only railroad serving all six major gateways to Mexico
- » Executed Industry Track Agreement (ITA)
- » Approved Union Pacific Railroad 100% construction design for new rail service
- » Union Pacific focus site ([click for more info](#))



PATRIOT RAIL

- » Patriot Rail is a premier short line rail company offering flexible, customized, and solution-driven strategies. With expertise in rail and ancillary services, Patriot ensures safety and reliability in navigating the transportation and logistics supply chain.
- » Patriot Rail supports capital planning and cost reduction through detailed first mile/last mile planning, streamlined communication, proactive approaches, competitive pricing, and a team of industry experts.

RESIDENTIAL & COMMERCIAL DEVELOPMENT MAP



SURROUNDED BY GROWTH

Approximately 85,000 Total Units Built,
Planned or Under Construction





LABOR & DEMOGRAPHICS

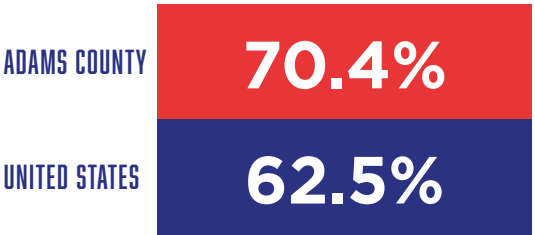


Situated in Adams County, the **fifth largest county** in Colorado, Rocky Mountain Rail Park serves a population of over **540,000 residents**. With an **annual growth rate of 3.8%**, the population is projected to reach 766,807 by 2040, positioning the county to become the third largest in the state.

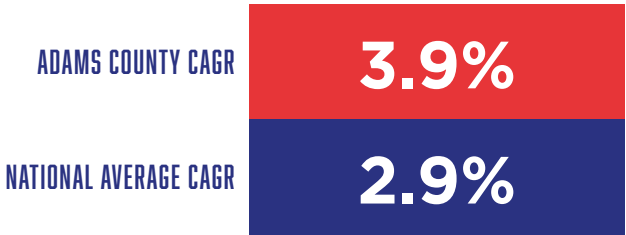
Adams County is a strategically located, business-friendly county in one of the fastest growing MSAs in the United States with several fundamentally attractive attributes including:

- **Global Access:** Home to Denver International Airport, a major international gateway and logistics anchor for North America
- **Aerospace & Innovation Hub:** Hosts one of the nation's few FAA-licensed space ports, supporting commercial spaceflight R&D
- **Freight-Forwarded Advantage:** Positioned between two Class 1 railroads and near major intermodal logistics centers
- **Industrial investment Magnet:** A proven destination for industrial and logistics investment, with expanding infrastructure supporting advanced manufacturing, aerospace and distribution industries
- **High-Growth Economy:** Adams County's real GDP has sustained a ~3.9% compound annual growth rate since 2017, significantly outpacing the national average of 2.5%

LABOR FORCE PARTICIPATION 2023



REAL GDP GROWTH (2017-2023)



Source: Federal Reserve Bank of St. Louis U.S., Bureau of Labor Statistics, Adams County Economic Profile 2024

KEY STATISTICS

~\$34B
GROSS REGIONAL PRODUCT
(Q4 2022)

~540K
RESIDENTS

~\$36B
EXPORT (Q4 2022)

~\$3B
TOTAL TRANSPORTATION
INDUSTRY REVENUE (2022)

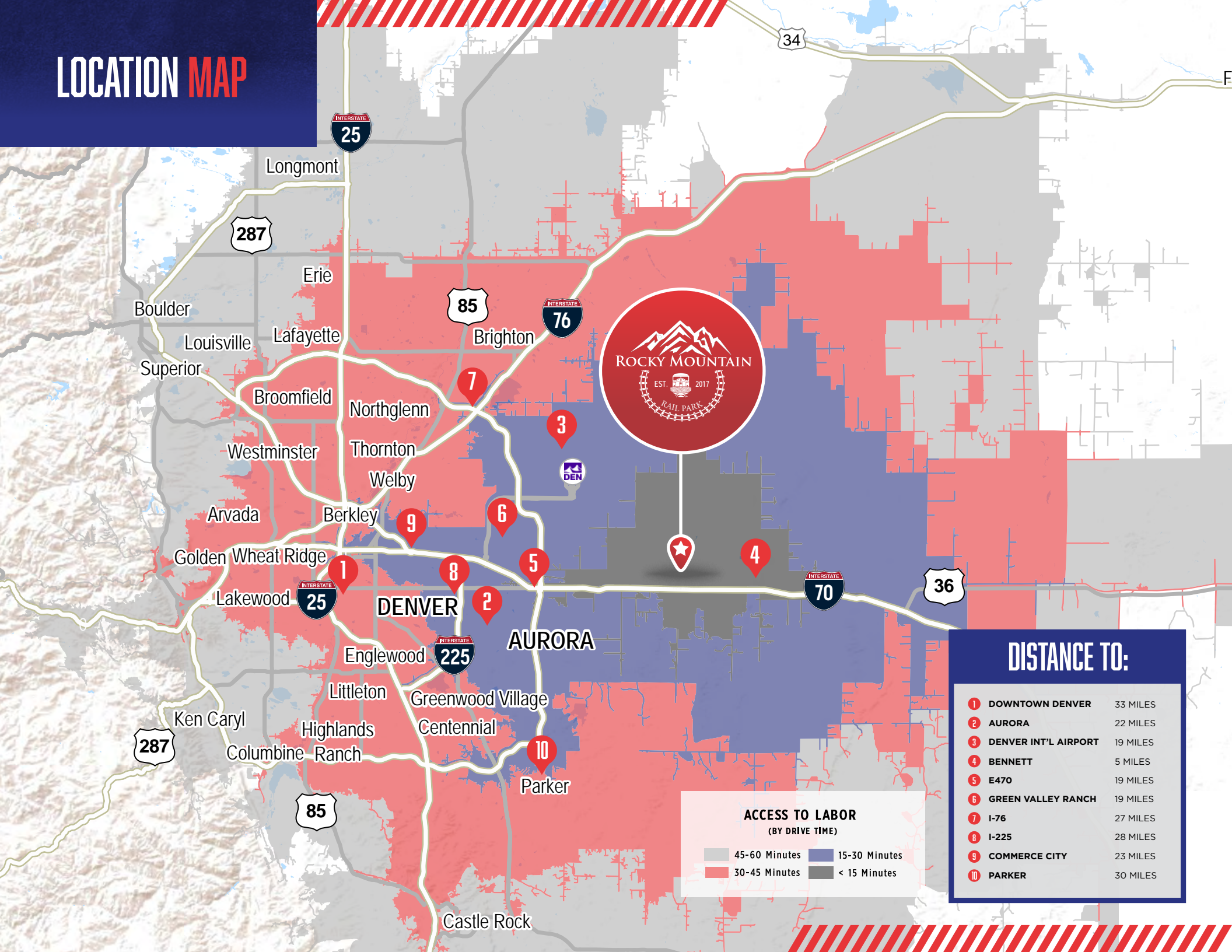
~286K
TOTAL LABOR FORCE

~766K
PROJECTED 2040
POPULATION

~\$37B
EXPORT (Q4 2022)

~\$83K
MEDIAN HOUSEHOLD
INCOME (2023)

LOCATION MAP



ACCESS TO LABOR
(BY DRIVE TIME)

45-60 Minutes	15-30 Minutes
30-45 Minutes	< 15 Minutes

DISTANCE TO:		
1	DOWNTOWN DENVER	33 MILES
2	AURORA	22 MILES
3	DENVER INT'L AIRPORT	19 MILES
4	BENNETT	5 MILES
5	E470	19 MILES
6	GREEN VALLEY RANCH	19 MILES
7	I-76	27 MILES
8	I-225	28 MILES
9	COMMERCE CITY	23 MILES
10	PARKER	30 MILES



PERMITTED LAND USE

OVER 115 INDUSTRIAL USES PERMITTED
“BY RIGHT”

INDUSTRIES SERVED

- » Aggregates
- » Automotive
- » Aviation
- » Building Materials
 - Lumber
 - Metal
 - Concrete
 - Roofing, Drywall, Insulation
- » Cement
- » Chemical
- » Cold Storage
- » Construction
- » Distribution & Manufacturing
- » Food & Beverage
- » Fuel (Oil & Gas)
- » Grain & Agriculture
- » Plastic
- » Pulp & Paper
- » Mining
- » Recycling
- » Rubber
- » Transportation, Logistics & Trucking

View full list [here](#)



3000 RAIL PARK DRIVE, BENNETT, CO 80102



WWW.ROCKYMOUNTAINRAILPARK.COM



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