

# Access 25 Logistics Park

Mead, Colorado



Rail and non-rail sites  
available for build-to-suit  
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Real Estate Group

**AVISON  
YOUNG**



# Park Overview & Highlights

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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 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.

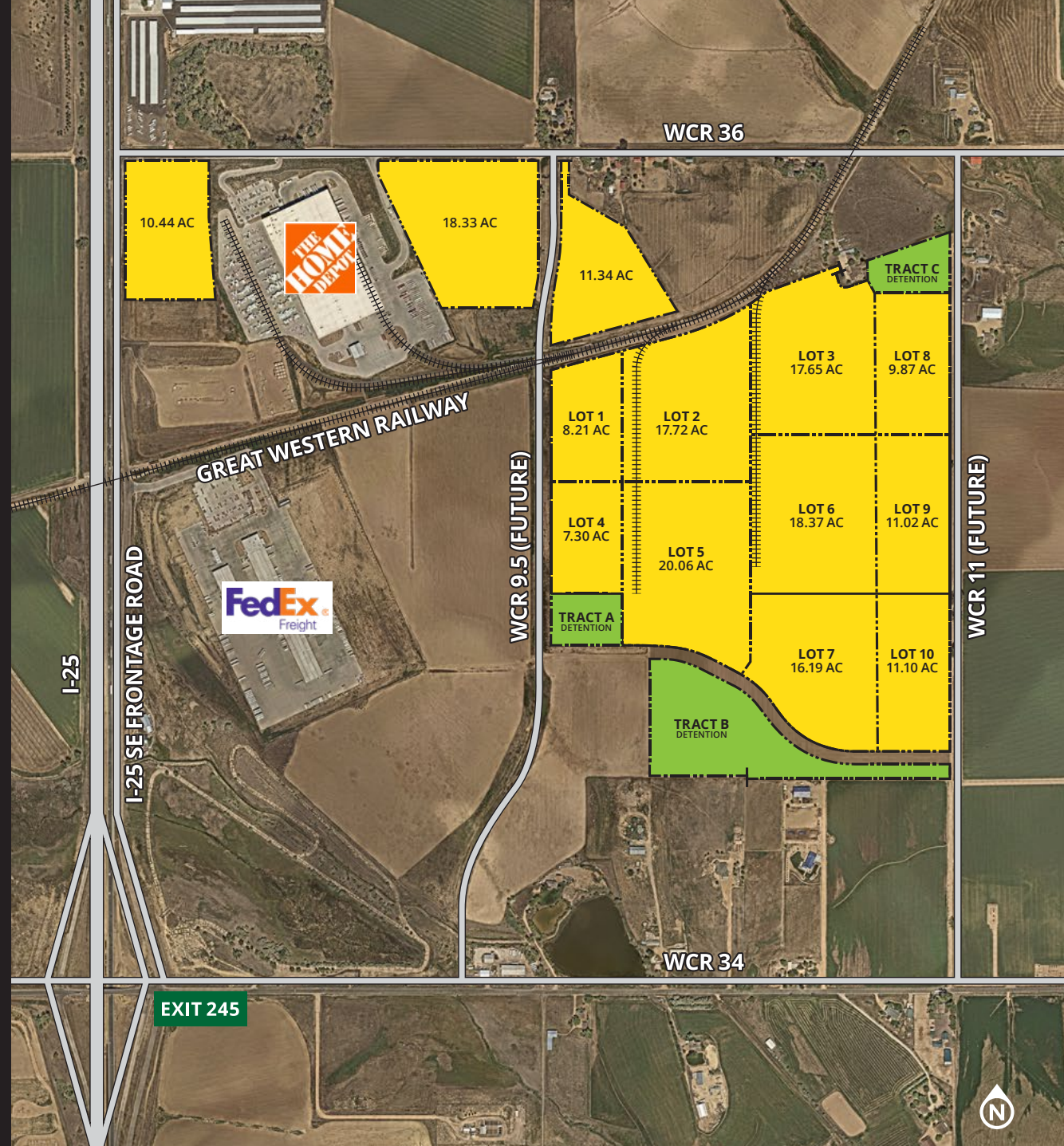
Outdoor storage is permitted as an accessory use.

**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

## Power to site

12.5 Megawatts

## Water

Little Thompson  
Water District

## Sanitary sewer

Town of Mead

## Communication

CenturyLink/  
Lumen

## Zoning

Planned Use  
Industrial (PI)

## Electric

United Power

## Substation source

Slater substation

## Non-pot water

Access 25  
Metro District

## Natural Gas

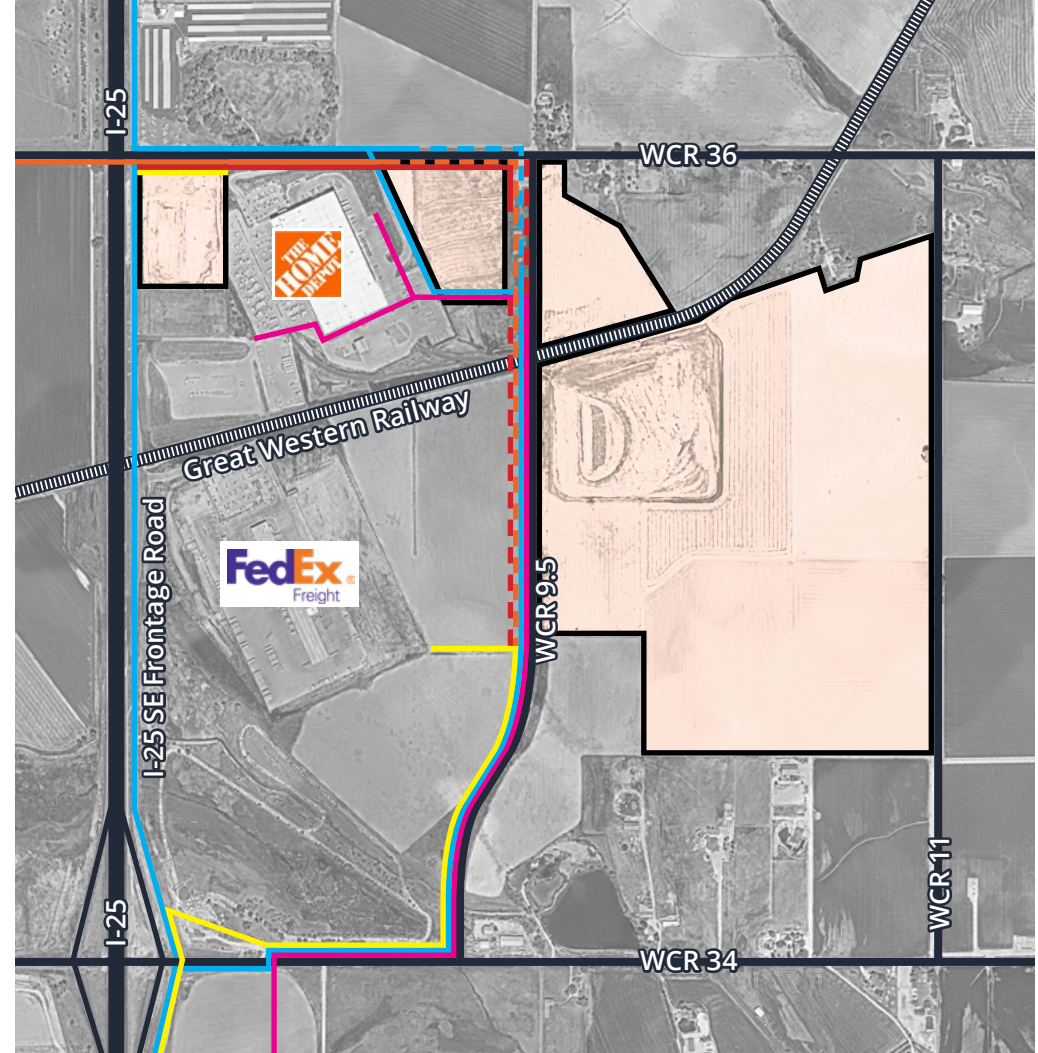
Excel Energy  
5 PSI available

## Comms Capacity

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

## Shortline operator

OmniTrax\*







**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

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



# 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 Community 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



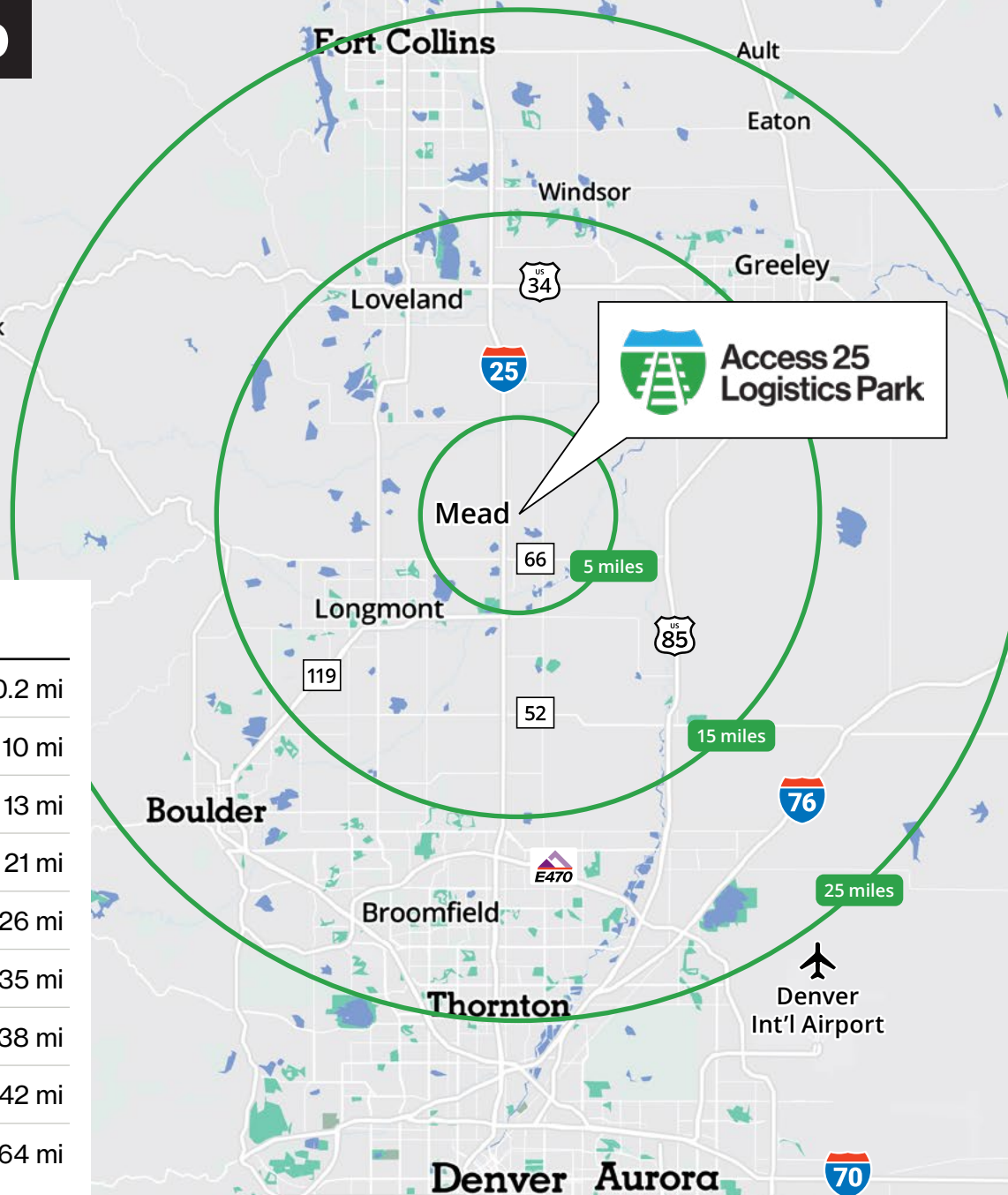
	5 miles	15 miles	25 miles
<b>Total businesses</b>	1,640	21,304	105,626
<b>Bachelor's degree or more</b>	16,364	197,658	853,152
<b>Labor force population</b>	15,187	164,780	753,484
<b>Total current population</b>	27,667	297,984	1,362,614
<b>Population growth rate</b>	20%	7%	4%
<b>Average household income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

<b>I-25</b>	4 min	0.2 mi
<b>Hwy 85</b>	15 min	10 mi
<b>Hwy 34</b>	18 min	13 mi
<b>E-470</b>	18 min	21 mi
<b>Fort Collins</b>	24 min	26 mi
<b>Denver</b>	37 min	35 mi
<b>DIA</b>	33 min	38 mi
<b>I-70</b>	42 min	42 mi
<b>I-80</b>	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: BNSF Railway Company 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.



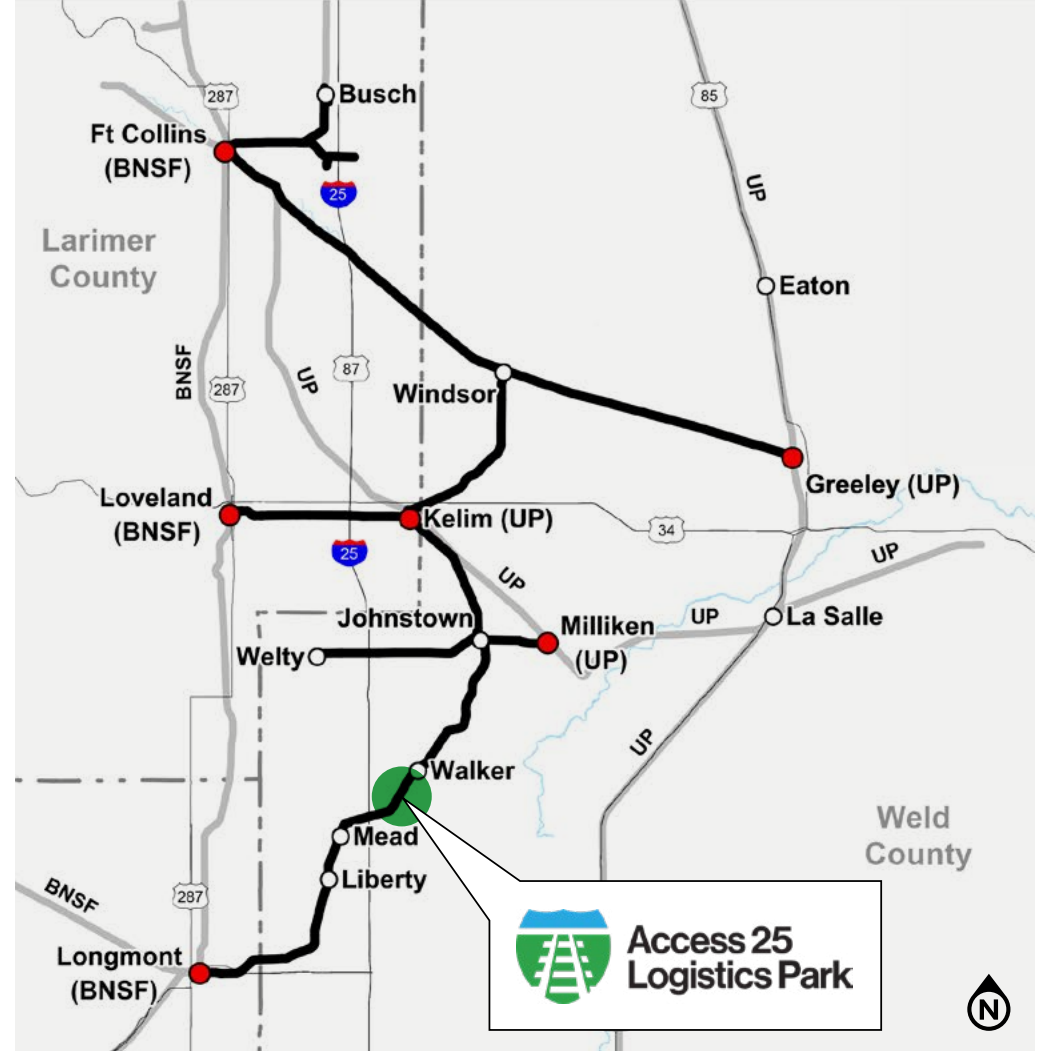
## Enhanced freight service

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.



## Did you know?

Railroads invest an average of \$25 Billion per year in infrastructure, assets, and technology to provide safe, efficient, and reliable capacity options for shippers and receivers.

# National Rail Connectivity

Seattle, WA

Tacoma, WA

Oakland, CA

Los Angeles, CA

Long Beach, CA

Chicago, IL

St. Louis, MO

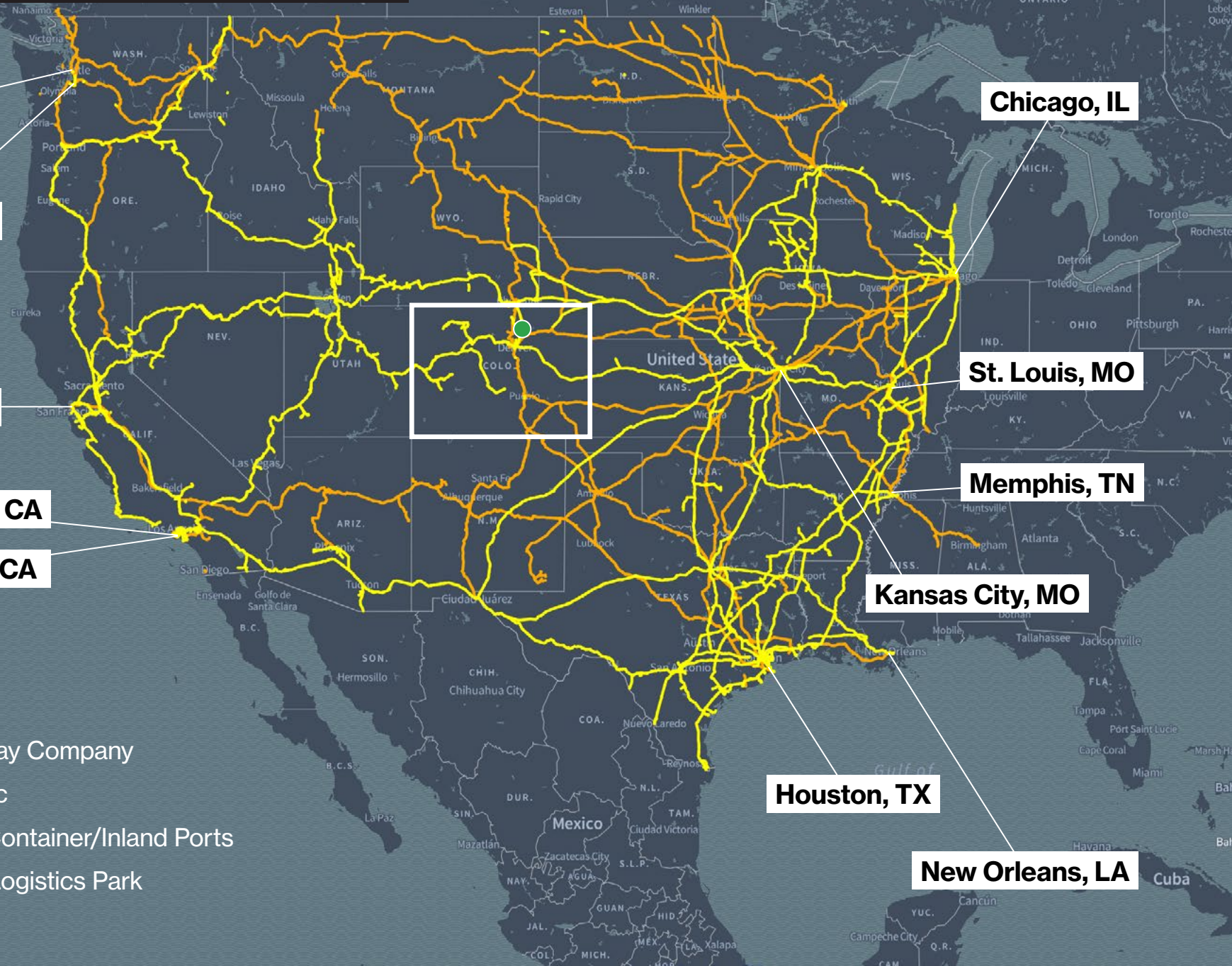
Memphis, TN

Kansas City, MO

Houston, TX

New Orleans, LA

-  BNSF Railway Company
-  Union Pacific
-  Major U.S. Container/Inland Ports
-  Access 25 Logistics Park





# Get In Touch

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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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