

TRANSLOAD FACILITY WITH RAIL ACCESS

LOCATED IN GREAT WESTERN INDUSTRIAL PARK

31005 GREAT WESTERN DR WINDSOR, CO 80550

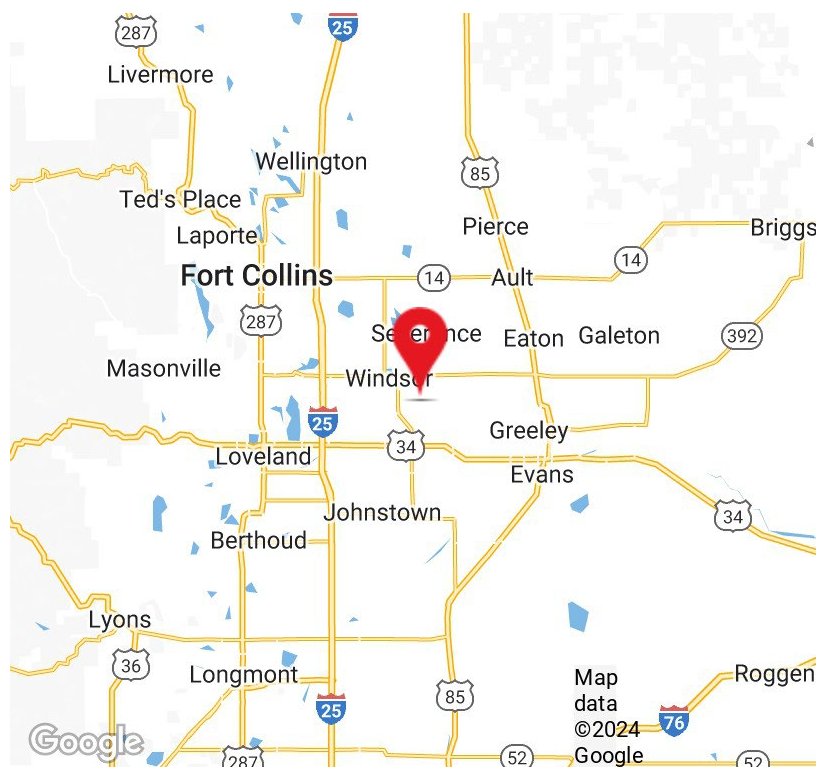
FOR SALE



SALE PRICE: \$6,000,000.00

PROPERTY HIGHLIGHTS

- 6,791 +/- SF Industrial on 53.99 +/- AC
- Across (4) Buildings: 400 +/- SF Testing Building | 3,024 +/- SF Metal Shell Rail Cover | 3,168 +/- SF Office | 181 +/- SF Guard Shack
- Rail Access to The Great Western Railway of CO (Service to Transload Services and Dual Interchanges with BNSF and UP)
- 3.5 +/- Miles (5,700 +/- FT) of Railway on Site for up to 110 Cars
- Ten Tracks for Staging and Loading/Unloading Through 10 Storage Silos
- 300,000 +/- SF of Concrete Poured on Site
- High-Quality Construction of Infrastructure on Site
- Zoned: Heavy Industrial
- Built: 2012
- Parcel ID: 080726404002
- Ideally Located in The Great Western Industrial Park, Northern CO's Most Dynamic Industrial Park & Logistics Hub Serving the Energy, Manufacturing, and Technology Industries
- Easy Access to Major Transportation Routes (Hwys E-470, I-25, I-70 and US Hwys 287, 34, & 85)



Tom Bradley
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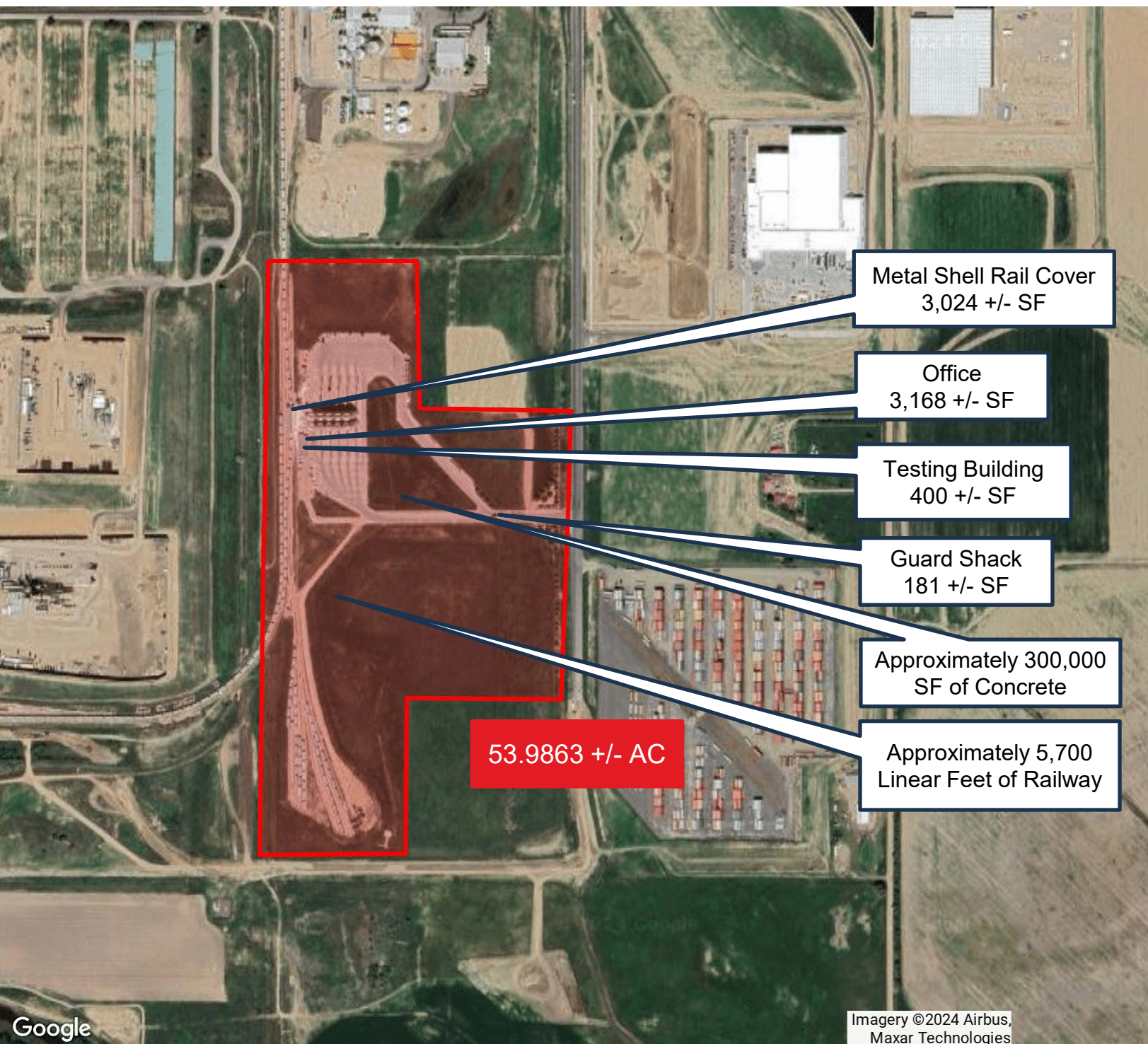
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AERIAL



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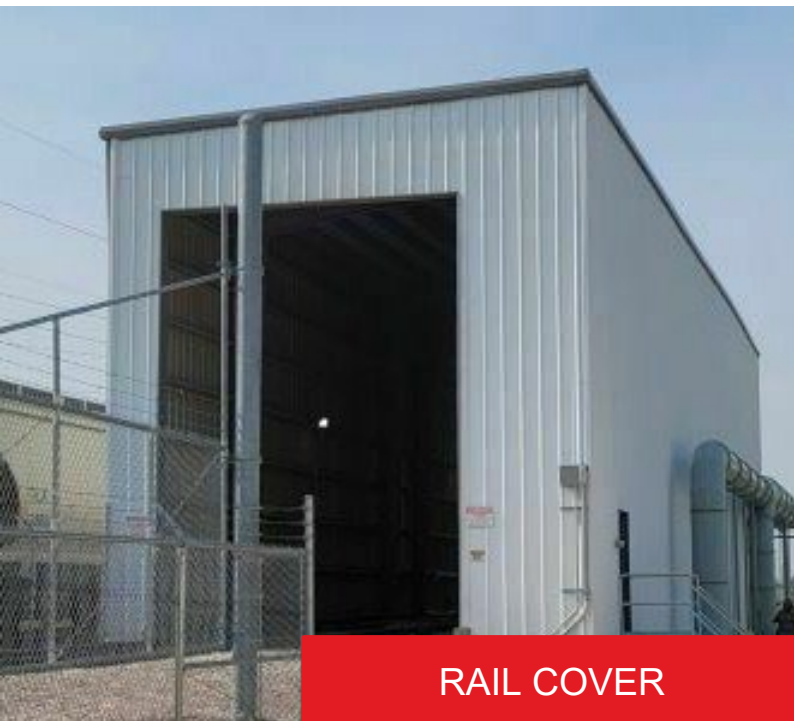
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ADDITIONAL PHOTOS



OFFICE



RAIL COVER



GUARD SHACK

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