

THE GREAT WESTERN

INDUSTRIAL PARK

3,000 Acre Master Planned Development



Land and Build-to-Suit Sites Contiguous Up to 148.1 Acres

Dual Class I Rail, Power
and Infrastructure
Northern Colorado

- Advanced manufacturing
- Heavy industrial
- Data center
- Rail-served

Broe

OmniTRAX[®]
POWERED BY RAIL & REAL ESTATE



Introducing Colorado's Only True Industrial Trifecta

DUAL CLASS I RAIL. HEAVY POWER. 300 ACRES OF DEVELOPMENT CAPACITY.

The Great Western Industrial Park, a 3,000 acre master planned development park, delivers a rare combination of infrastructure, access and development opportunities within a proven manufacturing corridor.



RAIL

Dual Class I connectivity

BNSF and Union Pacific access with transload facilities delivering national reach, cost savings and operational flexibility.



ZONING

Flexible zoning

across hundreds of developable acres—built for heavy and advanced uses with multimodal logistics and free trade zone facilities (IOS).



POWER

Heavy existing capacity

infrastructure in place to support energy-intensive and advanced manufacturing operations.

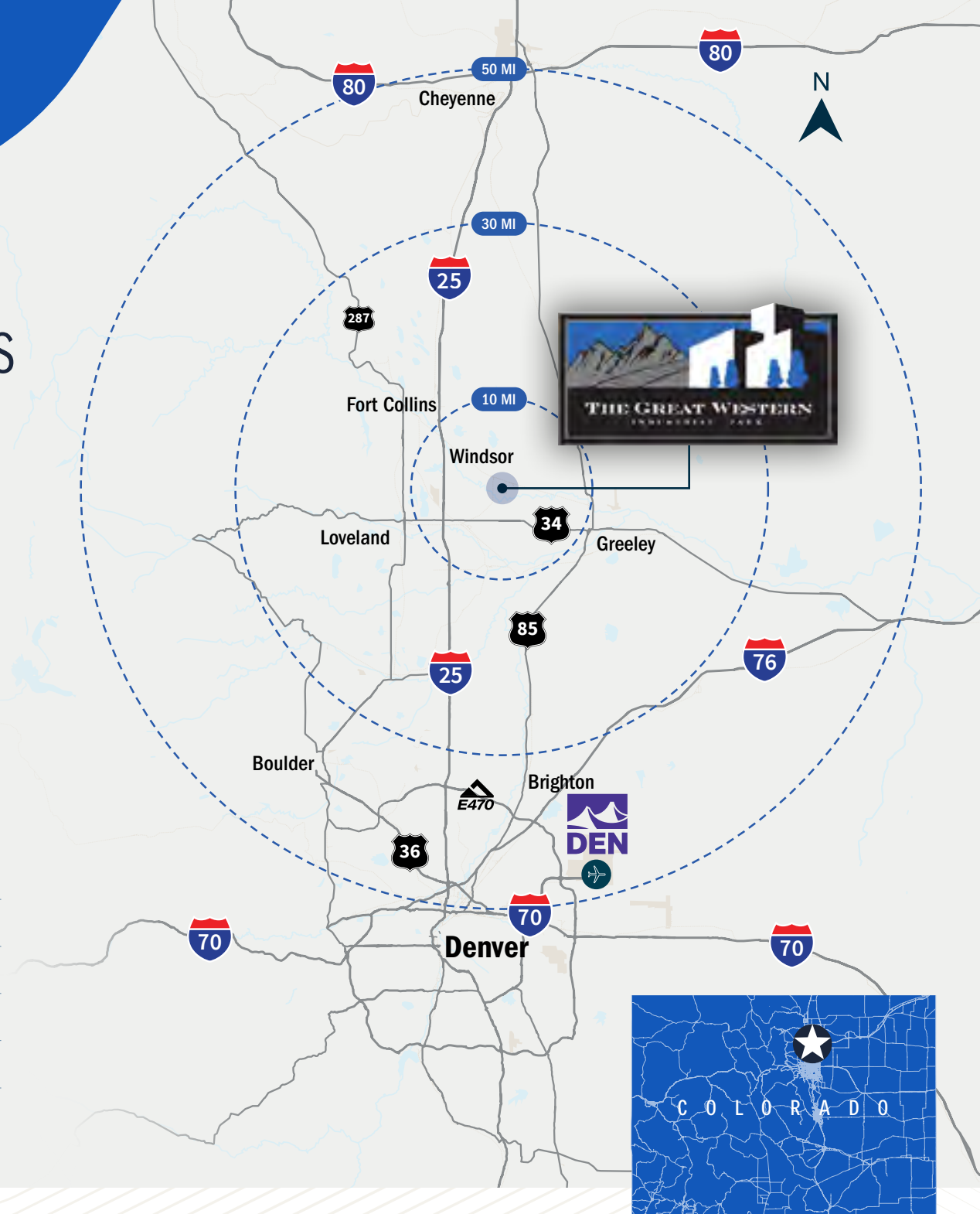


Strategic Northern Colorado Location

DUAL CLASS I RAIL SITES, ACCESS TO MAJOR HIGHWAYS AND REGIONAL MARKETS

The Great Western Industrial Park (GWIP) is a 3,000-acre, master-planned advanced manufacturing park in Northern Colorado, uniquely positioned to support heavy industrial users. As the only site in the state offering Dual Class I rail access, heavy power capacity and flexible industrial zoning at scale, GWIP delivers a rare combination of infrastructure, access and development certainty within a proven manufacturing corridor.

	7 min	4.6 mi	Denver	58 min	55 mi
	13 min	7.4 mi		57 min	55 mi
	16 min	11 mi		37 min	54 mi
	40 min	39 mi		52 min	56 mi
Fort Collins	21 min	17 mi			



300+ Acres of Developable Rail Served Land

↓		7 min / 4.6 mi
←		13 min / 7.4 mi
↘	Greeley	20 min / 14 mi



	Planning Area A: Lot 24, 13, 14, 15, 16, 17 148.1 AC / Divisible to 5 AC		B Lot 25 44.5 AC, Divisible		C Lot 1 75.9 AC, Divisible		Planning Area D: Lot 8, 9 28.5 AC / Divisible to 11.6 AC
	Planning Area E: Lot 3, 4, 5 25.6 AC / Divisible to 7.1 AC		Planning Area F: Lot 18, 19 20.1 AC / Divisible to 9.1 AC		Planning Area G: Lot 20, 21, 22, 23 28 AC / Divisible to 4.2 AC		

1 Existing Office Space Available
Up to 5,816 SF

2 Existing Warehouse Space Available
Up to 231,247 SF

See separate brochure

Sites contiguous up to 148.1 acres

Multimodal logistics and free trade zone facilities (IOS) available

Transload facilities available

DENVER



LOVELAND



FT COLLINS

34

E Crossroads Blvd

Highway 257

Highway 392

WINDSOR

THE GREAT WESTERN
INDUSTRIAL PARK

Kodak Dr

Eastman Park Dr

Great Western Railway of Colorado

GREELEY



NORTHERN COLORADO'S MOST ROBUST INDUSTRIAL INFRASTRUCTURE



THE SITE

- 3,000 acre master planned industrial development in Windsor, CO
- IOS (Industrial outdoor storage) sites available
- On-site planning, engineering, and track design support
- Flexible site configurations, lot sizes and build-to-suit options



UTILITIES & INFRASTRUCTURE

- On-site 166 MW Substation (expandable)
- Electric: Xcel or PVREA; heavy power capacity
- Gas: Xcel or Atmos
- Water/Sewer: Town of Windsor, City of Greeley
- Non-Pot: Water available



DUAL CLASS I RAIL ADVANTAGE

- Dual-served rail access via BNSF and Union Pacific
- Dual rail service saves approx. 25%+ of inbound rail cost
- Transload services through the Great Western Railway of Colorado



LOCATION & ECONOMIC ADVANTAGE

- Located in Weld County, Windsor and Greeley, Colorado
- Offers a designated Foreign Trade Zone



ACCESS & CONNECTIVITY

- Direct access to major interstates and state highways including US 34, US 36, I25
- Denver International Airport only 60 minutes southeast



Unbeatable location with on-site Dual Class I Rail Access

The Great Western Railway of Colorado, LLC (GWR) has been an integral part of North Denver Metro's industrial base for over 100 years. **GWIP 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

OmniTRAX estimates that **companies will achieve 25%+ in total freight spend savings** with GWR's dual access capability (via BNSF & Union Pacific interchanges) compared to a Class I single served alternatives.



ENHANCED FREIGHT SERVICE

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



IMPROVED CONNECTIVITY

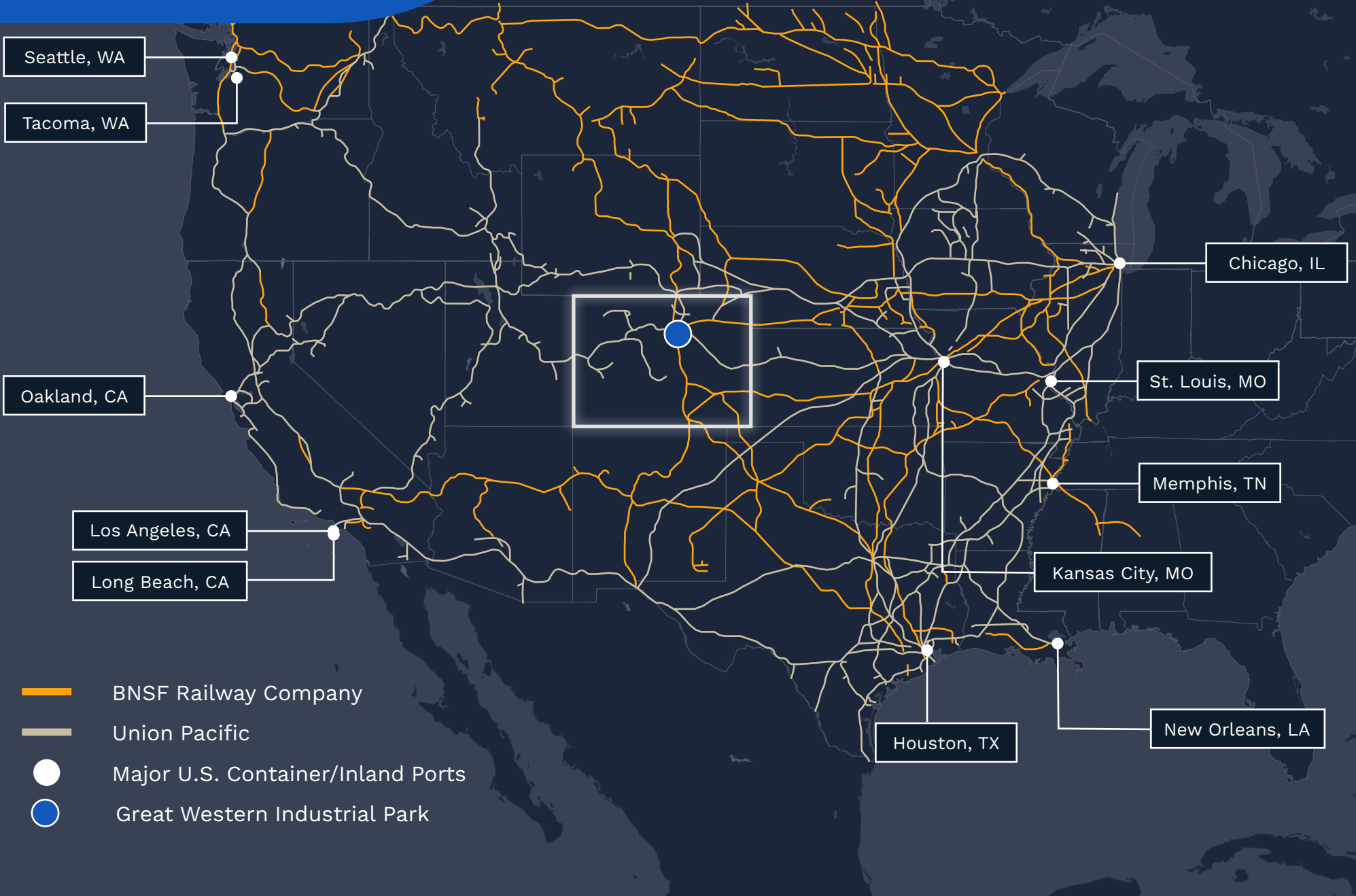
Access to national networks provides greater reach to more origins and destinations



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.

BNSF and UP National Rail Connectivity



The Weld County Advantage

GROWTH

Weld County has projected growth of 31.9% between the years of 2015 and 2025. The 31.9% represents an additional 91,157 people moving into the County over the last 10 years.

TAXES

Colorado ranks 48th out of 50 states in state tax revenue relative to personal income, reflecting one of the nation's lowest tax burdens and supporting a competitive, business-friendly environment.

LABOR FORCE

The population of Weld County provides a diverse labor force for a growing business or industry. We have a well-educated and skilled population. Customized technical training for individual business is available through our regional higher education institutions and Employment Services of Weld County.

EXCLUSIVE FINANCIAL INCENTIVES

- Foreign-Trade Zone designation

DIVERSITY

A diverse economic base has been key in Weld County's industry success. With a broad range of businesses and industries, professional expertise is accessible, with Weld County leading the state in employment demographic diversity.

Top Private Employers: JBS USA; Banner Health; Vestas; State Farm Insurance; Halliburton Energy Services, Inc.; UC Health; TTEC; Occidental Petroleum; Leprino Foods; Chevron

PRO BUSINESS

Weld County has a pro-growth and pro-business attitude. There are a range of economic incentives and loan programs to assist new and expanding businesses. Weld County is the only county in Colorado that is debt free. We also do not have a county-wide sales tax.

Key Primary Industry Sectors: Agriculture; Energy; Manufacturing, Professional & Business Services. We also have easy access to regional transportation corridors to support these industries.



The Labor and Educational Edge

	5 miles	15 miles	25 miles
Population	47,281	654,891	2,314,527
Daytime population	42,932	541,785	2,347,118
Growth rate	0.06%	1.01%	1%
Median age	38	37	36
Average household income	\$131,820	\$140,023	\$134,970



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.**



**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



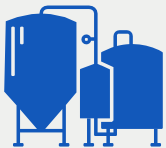
**Front Range
Comm. College**
20,000 enrolled

38% of the population has a Bachelors degree or higher

Why Colorado?

Colorado offers an unmatched blend of economic strength and quality of life. With a business-friendly climate, highly skilled workforce and a diverse, resilient economy, the Centennial State continues to attract leading companies across advanced manufacturing, technology and logistics. Add in 300 days of sunshine, world-class ski resorts and an outdoor lifestyle anchored by the Rocky Mountains, Colorado delivers a destination where companies—and their people—can thrive.

387
breweries
in Colorado



98
music
venues



SIX
professional
sports teams



**Denver
Broncos**
NFL



**Colorado
Rockies**
MLB



**Colorado
Avalanche**
NHL



**Denver
Nuggets**
NFL



**Colorado
Rapids**
MLS



**Colorado
Mammoth**
NLL



300 days of sun
per year

163

golf courses
in Colorado



32 ski resorts
in Colorado

152

acres of parks in
downtown Denver



THE GREAT WESTERN

INDUSTRIAL PARK

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Through a fully integrated platform, Broe provides comprehensive development and infrastructure capabilities—from planning and construction to leasing and asset management—designed to enhance value and support long-term growth.



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