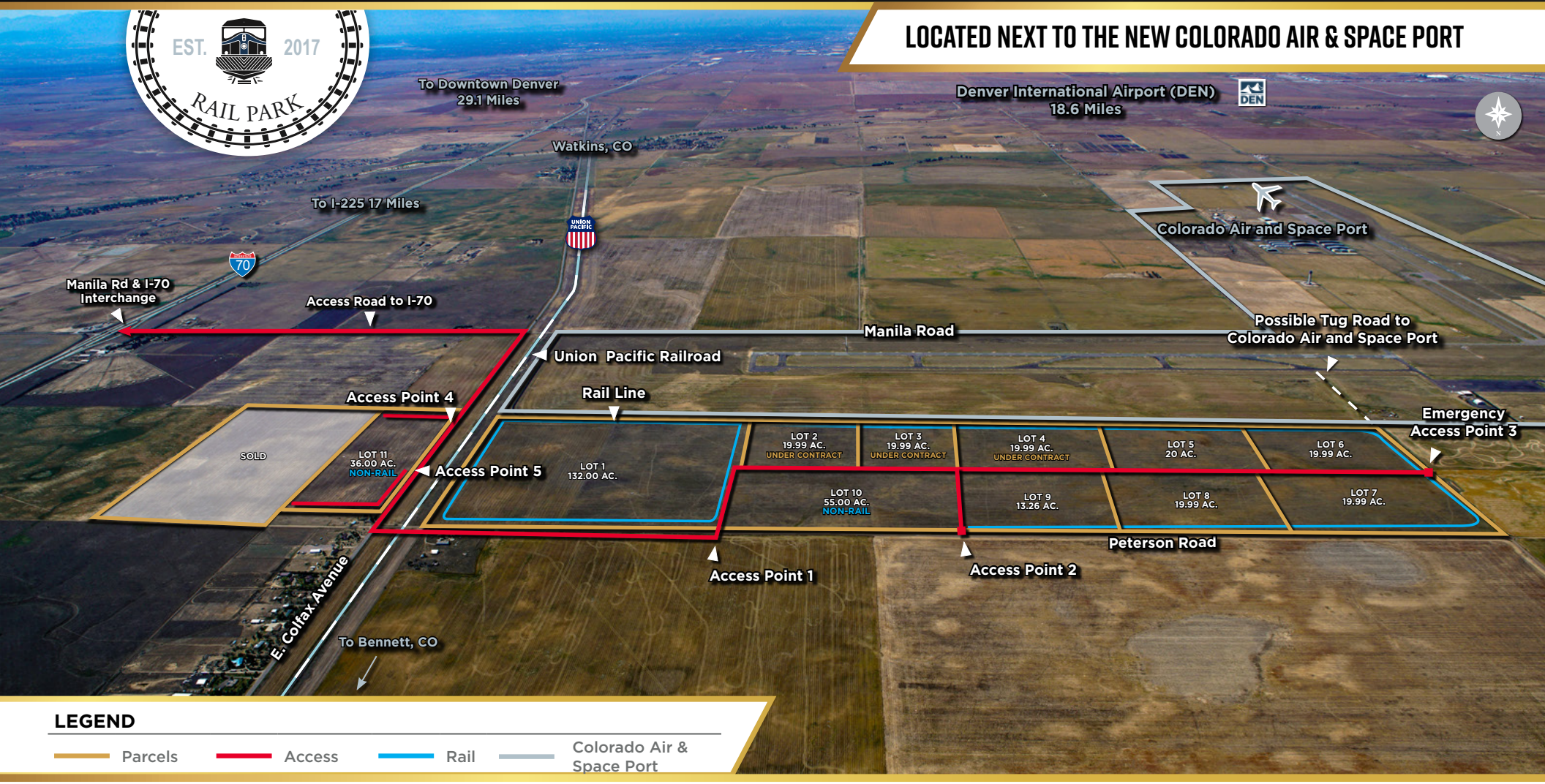
ROCKY MOUNTAIN

±620 ACRE RAIL-SERVED INDUSTRIAL PARK

EST. 2017 RAIL PARK

LOCATED NEXT TO THE NEW COLORADO AIR & SPACE PORT



LEGEND

Parcels | Access | Rail | Colorado Air & Space Port

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

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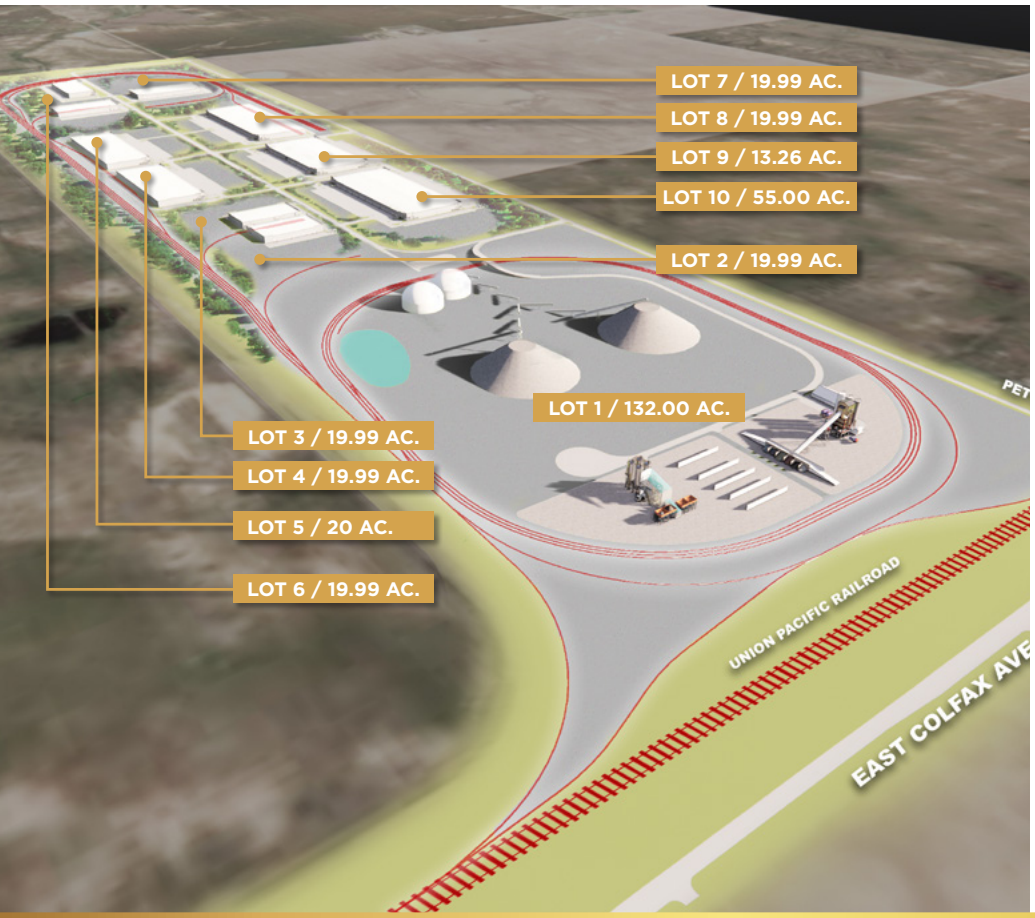
ROCKY MOUNTAIN

EST. 2017 RAIL PARK

INTRODUCTION



ROCKY MOUNTAIN RAIL PARK

The Rocky Mountain Rail Park is currently under construction with lot delivery being the primary focus. Construction projects underway include earthwork, dry utilities, wet utilities, streets, and rail infrastructure. At full buildout, the rail park platform will host both unit-train and manifest service environments on approximately 15 miles of private track. The property is perfectly situated to service the significant demands of the I-70 East growth corridor for industrial opportunities.

Located in Unincorporated Adams County and adjacent to Colorado Air and Space Port, Rocky Mountain Rail Park offers a unique combination of heavy industrial zoning and large acerage footprints with direct access to Union Pacific mainline. The property provides flexible sale, lease, and build-to-suit solutions.

Cushman & Wakefield has been retained as exclusive agents for the owner of the property and has been instructed to offer the property to the market. The Rocky Mountain Rail Park is a 620 acre rail served industrial park being developed by Rocky Mountain Industrials in Denver, Colorado. The park offers both rail and non-rail served industrial zoned parcels available to users via the following transaction structures:

1. Sale
2. Lease
3. Build-to-Suit for Sale or Lease

For more information, please contact the Cushman & Wakefield industrial team to discuss.

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PROPERTY OVERVIEW

ROCKY MOUNTAIN RAIL PARK EST. 2017

PROPERTY DESCRIPTION

Location	Unincorporated Adams County, Colorado 80137
Site Size	620 Acres
Sales Tax	3.75%
County	Unincorporated Adams County
Zoning	PUD light and heavy industrial with rail capabilities and outside storage
Well/Septic	Water and sewer utilities provided by Rocky Mountain Rail Park Metro District
Electric	Xcel Energy
Natural Gas	Colorado Natural Gas

PROPERTY HIGHLIGHTS

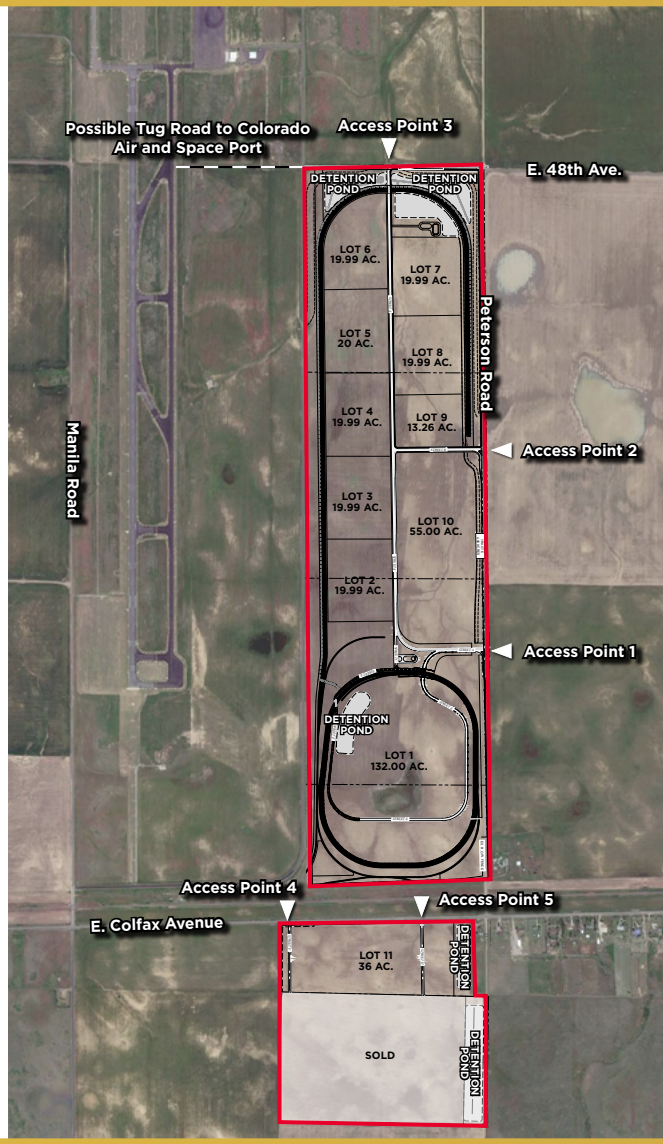
- 620 Acres
- Lots divisible from 5 to 220 acres
- Quick & easy access to I-70 (1 mile)
- Zoning allows for heavy industrial uses and outside storage
- Under construction
- Transload services available
- Potential access to Colorado Air and Space Port via tug road
- New users can qualify for city, county and state incentives
- RMRP Site is within a Registered FTZ Service Area - Zone 293

RAIL SERVICES

- Advantageous rail freight economics
- Closest unit train facility to the metro area
- On-site transloading for rail to truck and truck to rail
- Car spotting
- Car storage and maintenance
- High touch customer service
- Handling and transportation is available for a myriad of different products, including dry bulk materials, resins, building materials, fuels and food-grade products

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)



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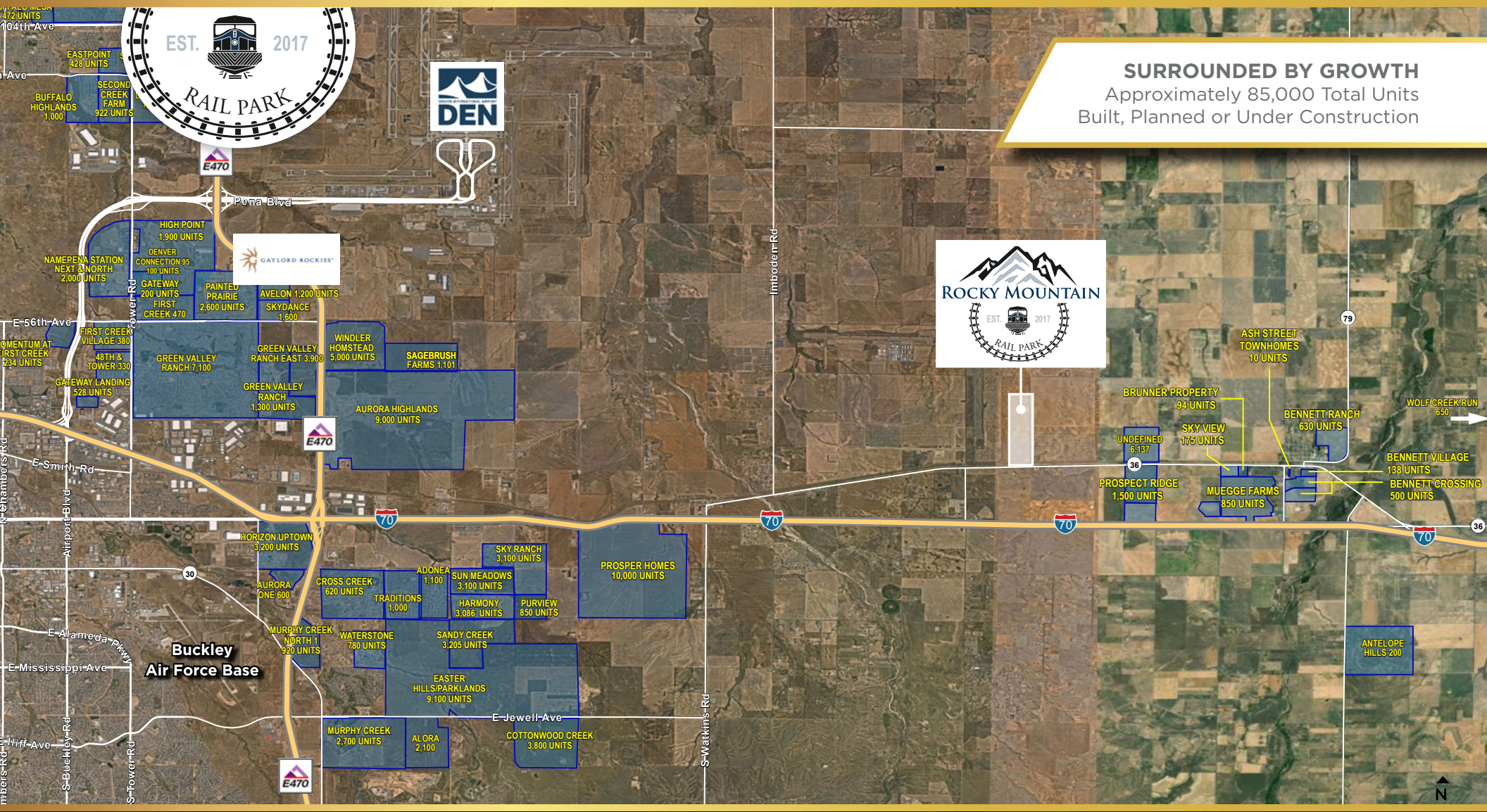
ROCKY MOUNTAIN

RESIDENTIAL GROWTH



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DEVELOPMENT READY

DEVELOPMENT READY!

The fast, easy, and cost effective path toward developing a new facility:

RAIL — Unit-Train & Manifest

Rail network is 100% approved, under construction, and funded

LOTS — Flexible Acreage

All sites are cleared, grubbed, graded and rough compacted, under construction

ROADS & ACCESS

Public roads and access to master-planned business park, under construction

ZONING — Heavy Industrial

Heavy industrial zoning in place, with outside storage as “use-by-right”

UTILITIES — Public & Private

Wet and Dry utilities delivered to site boundaries with heavy industrial capacity, under construction

CONSTRUCTION UNDERWAY

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EST. 2017
RAIL PARK

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