

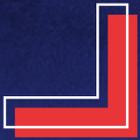
620 ACRE RAIL-SERVED INDUSTRIAL PARK

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



LOCATED NEXT TO THE COLORADO AIR & SPACE PORT

3000 RAIL PARK DRIVE, BENNETT, CO 80102



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.





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

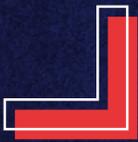
- » Links 23 states in the western two-thirds of the United States
- » Connects with Canada’s rail systems and is the only railroad serving all six major gateways to Mexico
- » Executed Industry Track Agreement (ITA)
- » Approved Union Pacific Railroad 100% construction design for new rail service
-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





LABOR & DEMOGRAPHICS

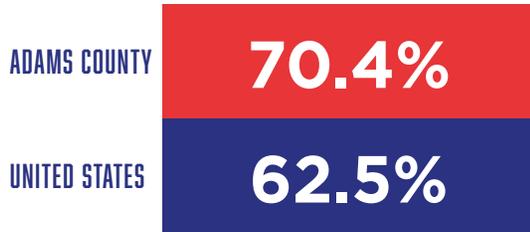


Situated in Adams County, the **fifth largest county** in Colorado, Rocky Mountain Rail Park serves a population of over **540,000 residents**. With an **annual growth rate of 3.8%**, the population is projected to reach 766,807 by 2040, positioning the county to become the third largest in the state.

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

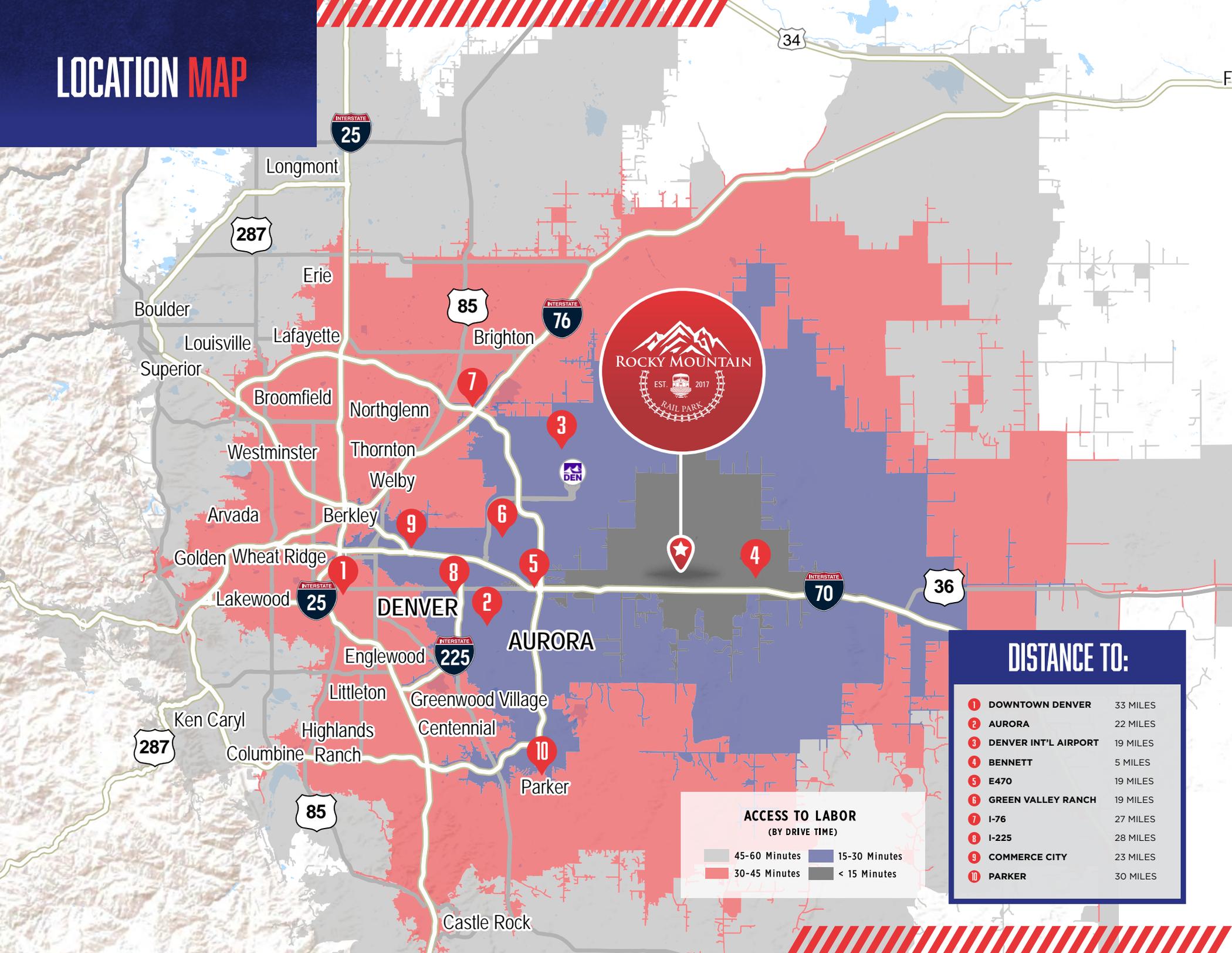
~\$37B

EXPORT (Q4 2022)

~\$83K

MEDIAN HOUSEHOLD
INCOME (2023)

LOCATION MAP

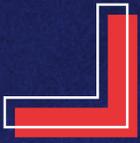


ACCESS TO LABOR
(BY DRIVE TIME)

Light Blue	45-60 Minutes	Dark Blue	15-30 Minutes
Red	30-45 Minutes	Dark Grey	< 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](#)



PERMITTED LAND USE OVER 115 INDUSTRIAL USES PERMITTED “BY RIGHT”

Zoning	Land Use Category	Permit Restriction
PUD	Aggregate Products, Storage and Sales	P
PUD	Apparel and Other Finished Products Made from Fabrics and Similar Materials	P
PUD	Arrangement of Transportation of Freight and Cargo	P
PUD	Asphalt and Concrete Production Facilities	P
PUD	Auto Towing and Storage Yards	P
PUD	Auto / Truck Rental, Leasing	P
PUD	Automobile Manufacturing	P
PUD	Automotive Repair Except Top, Body, Upholstery Repair, Paint, and Tire Re - Treadng Shops	p
PUD	Automotive Services Except Wrecking or Towing Storage Yards	P
PUD	Aviation Related Uses	P
PUD	Bakeries	P
PUD	Beverage Manufacturing	P
PUD	Boiler or Tank Manufacturing	P
PUD	Bus Repair	P
PUD	Cabinet Manufacturing with Sales	P
PUD	Can Manufacturing	P
PUD	Candy Product Manufacturing	P
PUD	Canvas Products Manufacturing	P
PUD	Celluloid Manufacturing	P
PUD	Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing	P
PUD	Chemical Manufacturing	P
PUD	Chemicals and Allied Products Manufacturing Except Drugs	P
PUD	Clothing or Cloth Manufacturing	P
PUD	Cold Storage	P
PUD	Communications	P
PUD	Cosmetic and Perfume Manufacturing	P
PUD	Creosote Manufacturing or Treatment Plant	P
PUD	Dairy and Food Processing and Manufacturing Facilities	P
PUD	Development and Testing Services	P
PUD	Drug Manufacturing	P
PUD	Electric and Electronic Equipment Including Electronic Distribution and Electrical Industrial	P
PUD	Electronics Manufacturing	P
PUD	Fabricated Metal, Sheet Metal Shops, Metal Products Manufacturing	P
PUD	Farm Machinery Sales and Services	P
PUD	Farm Supply Sales	p
PUD	Fertilizer Manufacturing and Processing	P
PUD	Flour Mill	P
PUD	Forging Plant and Foundry	P

Zoning	Land Use Category	Permit Restriction
PUD	Fuel and Ice Dealers	P
PUD	Fuel, Oil, Gasoline, and Petroleum Products (Ulk Storage and / or Sale)	P
PUD	Furnace Installation, Repair, and Cleaning	P
PUD	Furniture and Fixtures	P
PUD	Gas Station	P
PUD	General Building Contractors	P
PUD	Glass or Glass Product Manufacturing	P
PUD	Grain Elevators	P
PUD	Greenhouses	P
PUD	Heavy Construction Contractors	P
PUD	Heavy Logistics Center	P
PUD	Instruments and Related Products	P
PUD	Landscape Storage Yards	P
PUD	Light Logistics Center	P
PUD	Lumber Mills, Plain Mills, and Storage of Logs	P
PUD	Lumber, Building Materials, and Wood Products	P
PUD	Machine Tool Manufacturing	P
PUD	Manufactured Homes	P
PUD	Meat Processing, Packing, Packaging and Slaughterhouse	P
PUD	Metal Ingots, Casting Sheets, or Bearings, Forging or Rolling Mills	P
PUD	Miscellaneous Manufacturing Industries	P
PUD	Mobile Homes Manufacturing and Storage	P
PUD	Moving Companies	P
PUD	Paper, Pulp, or Paperboard Mills	P
PUD	Petroleum Products or Manufacturing	P
PUD	Public Utility Storage, Yards, and Service Installments	P
PUD	Railroad Yards	P
PUD	Recreational Vehicle Storage	P
PUD	Recycling Facilities	P
PUD	Rubber and Miscellaneous Plastics Manufacturing	P
PUD	Salvage Yards	P
PUD	Lumber Mills	P
PUD	Scrap Processing or Shredding Yard	P
PUD	Special Warehousing and Storage	P
PUD	Stone and Clay Products	P
PUD	Storage and Disassembly of Vehicles and the Re-Assembly of Various Parts	P
PUD	Trailer and Truck Manufacturing	P
PUD	Transportation Services	P
PUD	Trucking and General Warehousing, Including Mini-Storage	P
PUD	Vacation Camper Manufacturing	P

WWW.ROCKYMOUNTAINRAILPARK.COM



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