

BEAR INDUSTRIAL PARK

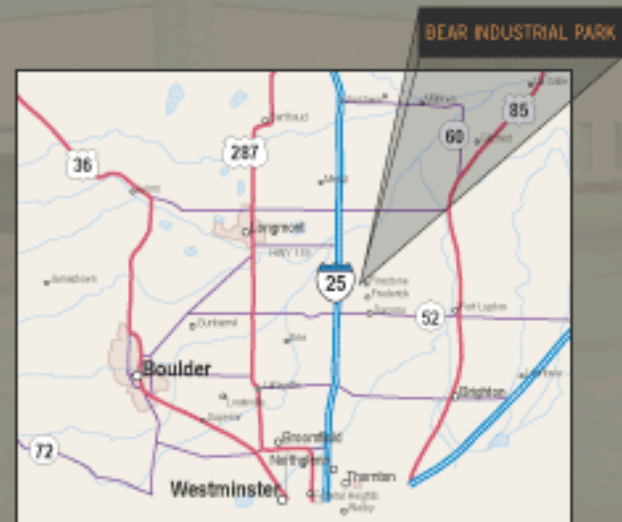
You are invited to become a part of a new Industrial/Commercial Business Park. Located in the heart of Northern Colorado's fastest growing area. Bear Industrial Park is located in the Northeast corner of I-25 Frontage Road and Weld County Road 20.

*Two miles south of Highway 119 (Del Camino)
Three miles north of Highway 52*



Possible Uses Of Bear Industrial Park:

- * Auto, RV, boat and truck storage
- * Heavy Industrial uses
- * Light Industrial uses
- * Manufacturing, assembly or packaging of products from previously prepared materials
- * Retail and supply yard establishments with outdoor storage
- * Equipment, truck and trailer rental establishments with outdoor storage
- * Gas, oil and other hydrocarbon well drilling and production (as permitted by state and local regulations)
- * Limited outdoor recreational facilities



FINANCING - AVAILABLE THROUGH ADAMS BANK & TRUST

ADDITIONAL POINTS OF INTEREST:

- * No coal mines
- * I-25 Traffic Count-62,500 Vehicles per day
- * I-25 Frontage Road entrance
- * Two paved Entrances onto Weld County Road 20
- * I-25 Underpass at Weld County Road 20
- * Design Build available
- * Local Bank Financing Available (Adams Bank & Trust)
- * Carbon Valley Chamber of Commerce
- * Interior Streets are paved
- * 30% of the Lots have been SOLD

ON SITE UTILITIES:

- * United Power (Electric)
- * U.S. West Communications
- * KN Energy (Gas)
- * Town of Frederick (Water)
- * St Vrain Sanitation (Sewer)

**DENVER
INDUSTRIAL
REALTY, INC.**

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