



THE RIGHT WAY TO RAIL



RAIL UNIVERSITY RAIL FACTS

For the past 200 years, railroads have been invaluable to the commercial development of America. With over 140,000 miles of track crisscrossing the United States today, railroads still play a vital role in domestic and international trade, connecting producers and consumers across the country and globally. America's railroads provide economic growth and deliver crucial environmental benefits.

Railroads are the most environmentally friendly mode of long distance transportation. Recent advancements in fuel-saving technology have resulted in the average freight train being able to haul 1 ton of cargo 500 miles on a single gallon of fuel, making rail the most fuel-efficient way to move freight over land.*



4 SEMI-TRUCKS PER RAIL CAR**



1 UNIT-TRAIN CAN CARRY THE EQUIVALENT OF 400 TRUCKLOADS*



RAIL SHIPPING IS ABOUT FOUR TIMES MORE FUEL EFFICIENT AND EMITS 75% LESS GREENHOUSE GAS EMISSIONS THAN TRUCKING*



THE U.S. HAS APPROXIMATELY 140,000 MILES OF RAIL TRACK FOR FREIGHT SHIPMENTS*

RAIL STATISTICS IN COLORADO

TOP 5 EXPORTS ON RAIL



Coal



Intermodal-Wholesale



Wheat & Flour



Petroleum Products



Renewables

TOP 5 IMPORTS ON RAIL



Intermodal-Wholesale



Coal



Sand



Assembled Autos



Cement/RFG Misc. Minerals

Here are a few commonly used terms in the Rail Industry to expand your understanding of rail and how it can improve your operations:

UNIT TRAIN

A railway train that transports a single commodity directly from producer to consumer.

MANIFEST LINE

Actually called an "Industrial Spur," secondary track that allows customers to load and unload cars on a private track.

TRANSLOADING

Process of transferring a shipment from one mode of transportation to another, typically with non-container materials.

CAR SPOTTING

Precise positioning of a rail car for loading and unloading.

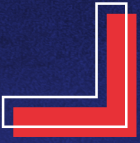
SIDING

Low speed rail track that goes off the main track and guides the train to its destination.

SWITCHES

A tool used to enable trains to be guided from one track to another, such as a junction or where a spur or siding branches off. Allows a train to switch tracks.

*Source: Association of American Railroads
** Source: North Carolina Railroad



±620 ACRE RAIL-SERVED INDUSTRIAL PARK

3000 RAIL PARK DRIVE, BENNETT, CO 80102

Located in Unincorporated Adams County and adjacent to Colorado Air and Space Port, Rocky Mountain Rail Park offers high capacity (served or accessible) rail sites in the east Denver Metro area. Lots are constructed and building permit ready. The property provides flexible sale, lease, and build-to-suit solutions.



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 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
Fiber	Eastern Slopes Technology

PROPERTY HIGHLIGHTS

- ±620 Acres
- Lots divisible from 10 to 220 acres
- Quick & easy access to I-70 (2 miles)
- Zoning allows for heavy Industrial uses
- Can accommodate heavy water users
- 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

For more information, please contact:

ALEC RHODES, SIOR
+1 303 312 4282
alec.rhodes@cushwake.com

AARON VALDEZ, SIOR
+1 303 819 7333
aaron.valdez@cushwake.com

TYLER SMITH, SIOR, CCIM
+1 303 312 4296
t.smith@cushwake.com



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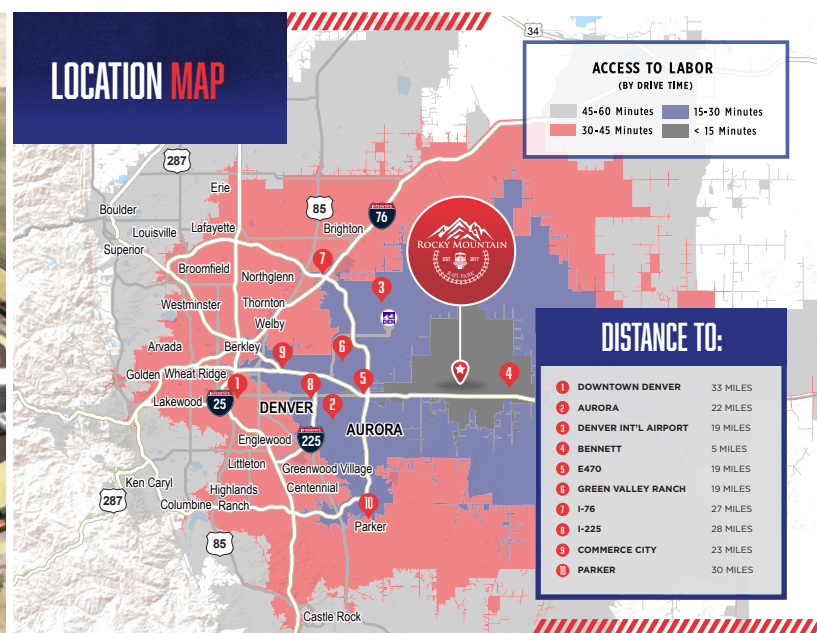


±620 ACRE RAIL-SERVED INDUSTRIAL PARK

3000 RAIL PARK DRIVE, BENNETT, CO 80102

ROCKY MOUNTAIN RAIL PARK CHECKLIST

- ✓ Class I Main Line Switch installed
- ✓ On-site rail services provided by Patriot Rail
- ✓ 35,800 ft. of track installed
- ✓ Transloading services available on site
- ✓ 80,000 ft. of total track planned
- ✓ Railcar storage tracks available
- ✓ All track constructed to Class I specifications
- ✓ Multiple service days each week provided by Class I railroad
- ✓ Able to accept both unit train and manifest train shipments



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ALEC RHODES, SIOR
+1 303 312 4282
alec.rhodes@cushwake.com

AARON VALDEZ, SIOR
+1 303 819 7333
aaron.valdez@cushwake.com

TYLER SMITH, SIOR, CCIM
+1 303 312 4296
t.smith@cushwake.com





±620 ACRE RAIL-SERVED **INDUSTRIAL PARK**

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FREQUENTLY ASKED QUESTIONS ABOUT ROCKY MOUNTAIN RAIL PARK

WHICH CLASS 1 RAILROAD ARE YOU SERVED BY?

Union Pacific Railroad (UP).

CAN YOU RECEIVE UNIT TRAINS?

Yes, RMRP can receive unit trains up to approximately 6800 feet in length.

CAN YOU RECEIVE MANIFEST TRAINS?

Yes, RMRP can receive manifest trains up to approximately 4000 feet in length.

WHAT IS THE TOTAL RAIL TRACK LENGTH AT FULL BUILDOUT?

Total track constructed at full buildout is approximately 80,000 feet in length.

WHO OPERATES THE RAIL SERVICES ON YOUR SITE?

Patriot Rail is our contracted on-site rail operator. They are one of the largest short line and rail services provider(s) in the U.S.

WHAT RAIL SERVICES ARE PROVIDED TO THE LOT OWNERS/LESSEES AT RMRP?

- Spotting and switching from the Industry Track (RLC owned track) to the private lot tracks
- Transload services
- Railcar storage
- Track maintenance
- Logistics management of the rail cars with the UP

HOW MANY DAYS PER WEEK IS THE RAIL PARK SERVED BY UNION PACIFIC?

Class I will serve the Rocky Mountain Rail Park up to 7 days per week based on volume and demand.

CAN RAIL CARS BE STORED AT RMRP?

Rail cars can be stored on individual private lots at RMRP and on select portions of the Industry Track.

ARE TRANSLOADING SERVICES AVAILABLE AT RMRP?

Transloading services are available. Transloading services are provided by Patriot Rail. Private lot ownership at RMRP is not required for transloading services.

CAN HAZARDOUS MATERIALS BE SHIPPED TO RMRP VIA RAIL?

Hazardous materials may be shipped to RMRP with proper prior approval from RLC and from any regulating authority.

CAN I LEASE LAND AT RMRP?

Yes, RMRP is able to sell or lease land parcels.

