

# TRAPPER INDUSTRIAL PARK

*Independence. Innovation.*

The **New  
Frontier** for  
**Energy &  
Industry**

“ The crazy thing is, the opportunity  
in heavy industry is tremendous. ”  
ELON MUSK



# WELCOME TO YOUR FUTURE

Trapper Industrial Park is a planned redevelopment district in the heart of Colorado's Great Northwest. Minutes from the historic town of Craig, Colorado, nestled in the Rocky Mountains with rolling hills, dramatic canyons, and free-flowing rivers. This location offers the amenities you need in one of Colorado's most spectacular outdoor settings.

*Over 13,000 residents make Moffat County their home*

CITY OF CRAIG



- ▶ 3.5 hours from Denver, Colorado
- ▶ 4 hours from Cheyenne, Wyoming
- ▶ 6 hours from Salt Lake City, Utah

*Moffat County offers 1.6 million acres of public lands and 120 acres of developed parks*



TRAPPER INDUSTRIAL PARK • THE NEW FRONTIER FOR ENERGY & INDUSTRY

*Independence. Innovation.*



# READY. SET. GO GET IT.

Trapper Industrial Park is a rare, fully independent location on a 100-acre site with over 85 thousand sq. ft. of administrative and industrial workspace. The site is fully rehabilitated from business, municipal, and residential use with dedicated utilities, explosion protection, and controlled airspace.

“When everybody else seems to be going one way, opportunity may be going the other way.”

Andrew Scheuermann

## Sufficient.



### LOCATION



### TRANSPORTATION

- Fully rehabilitated facility
- No explosive use without notification to the community
- No uncontrolled airspace
- Nearly 60k sq. ft. of advanced fabrication capabilities, including overhead cranes, wash bays, computerized plasma cutting/welding, machining/lathe, and radiant in-floor heat
- Over 26k sq. ft. of administrative office space
- 170,000-gallon gas and diesel tank farm
- Meteorological radio tower available

- Union Pacific rail spur less than one mile from the facility
- Local access to back-haul trucking
- Established long-haul trucking routes
- Paved access road and parking lots
- Commercial and Airfreight access from two general aviation and one commercial airport
- Served by US Hwy 40 and Colorado State Highways 13 and 318

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CITY OF CRAIG

80



DOWNLOAD THE  
WHITEPAPER



SCAN ME

## CleanTech Coal. High-Demand Products.

Innovative industrialists are repurposing the power of coal. Get the whitepaper

- Rare earth (REE) and other critical minerals
- Carbon fiber and graphite manufacturing materials

**AGNC**

ASSOCIATED GOVERNMENTS  
OF NORTHWEST COLORADO

Moffat County offers 1.6 million acres of public  
lands and 120 acres of developed parks



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# READY. SET. GO GET IT.

Trapper Industrial Park is a rare, fully independent location on an 11,200-acre site with over 85 thousand sq. ft. of modern administrative and industrial workspace. The location is sound abated from business, municipal, and residential areas with dedicated utilities, explosion permitting, and uncontrolled airspace.



## Self-Contained. Self-Sufficient.



### UTILITY

- Dedicated 69 kV powerlines
- 345 kV and WAPA powerlines throughout the property
- Dedicated natural gas line
- New potable water plant that includes water rights
- High-Speed connectivity
- Fiber optic lines stubbed in



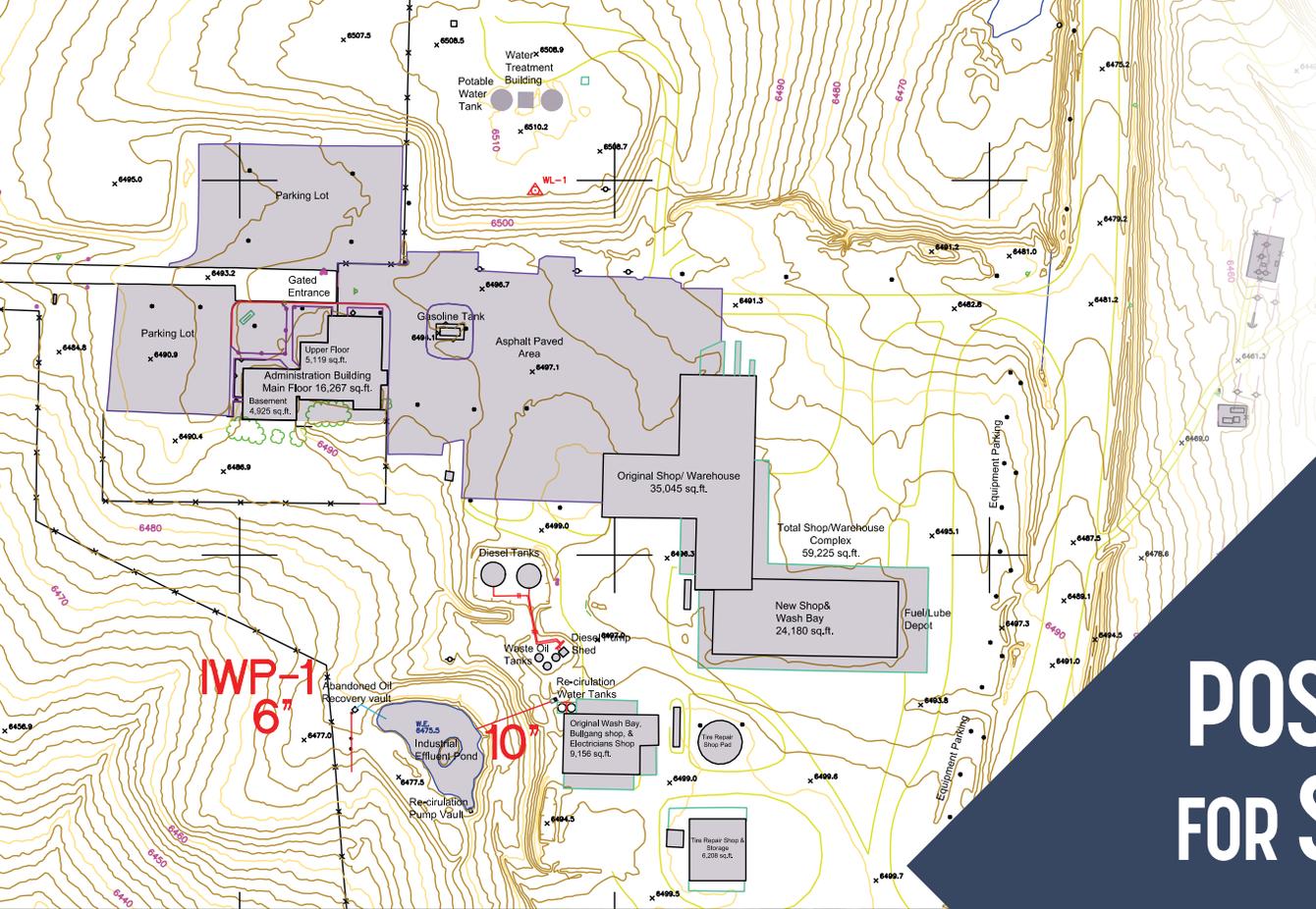
### LOCATION

- Permitted for explosive use without disruption to the community
- Class G uncontrolled airspace
- Gated facility
- Nearly 60k sq. ft. of advanced fabrication capabilities, including overhead cranes, wash bays, computerized plasma cutting/welding, machining/lathe, and radiant in-floor heat
- Over 26k sq. ft. of administrative office space
- 170,000-gallon gas and diesel tank farm
- Meteorological radio tower available



### TRANSPORTATION

- Union Pacific rail spur less than one mile from the facility
- Local access to back-haul trucking
- Established long-haul trucking routes
- Paved access road and parking lots
- Commercial and Airfreight access from two general aviation and one commercial airport
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# POSITIONED FOR SUCCESS

Trapper Industrial Park puts operational independence and resource control in your hands from day one.



More Statistics

# WORKFORCE

The local workforce brings advanced industrial trade and engineering skills, deep operational experience of the facility, and an unbridled can-do attitude.



- **700+** local industry skilled workforce
- **28,000+** available labor shed
- **56%** of the heavy industry trade workers have **11+** years of experience
- Half of the current county mine workers are under **44** years of age
- **75%** of the labor force is settled with children
- Nearly **80%** of the workforce seeks education and training to remain employed
- Mining and Manufacturing are within the **top five** employment sectors
- New business filings trending **up**
- Slightly higher unemployment rate than the State average
- Median Household income is **\$63,128**
- Median home price is **\$242,000**

# STAKE YOUR CLAIM ON THE NEW ENERGY FRONTIER



AEROSPACE



AVIATION AND  
AIRSPACE  
TECHNOLOGIES



ENERGY



ADVANCED  
MANUFACTURING



ENGINEERING  
AND CLEAN-TECH



INFORMATION  
TECHNOLOGIES

## Incentive and Resources

Trapper Industrial Park is a Colorado rural redevelopment region that qualifies for cash, tax, workforce, and other incentives. The local pro-business climate welcomes innovative structures that advance industry and community.

- Up to \$6,500 per net new job in Moffat County
- Funding resources through the Colorado Strategic Fund Initiative may be available
- Workforce development resources, cash, and tax incentives
- Colorado Rural Jump-Start tax holiday program
- Enterprise Zone tax credits for new jobs, R&D, training, and investment tax credits
- Local government business tax incentives
- Owner incentives may include purchase and lease options

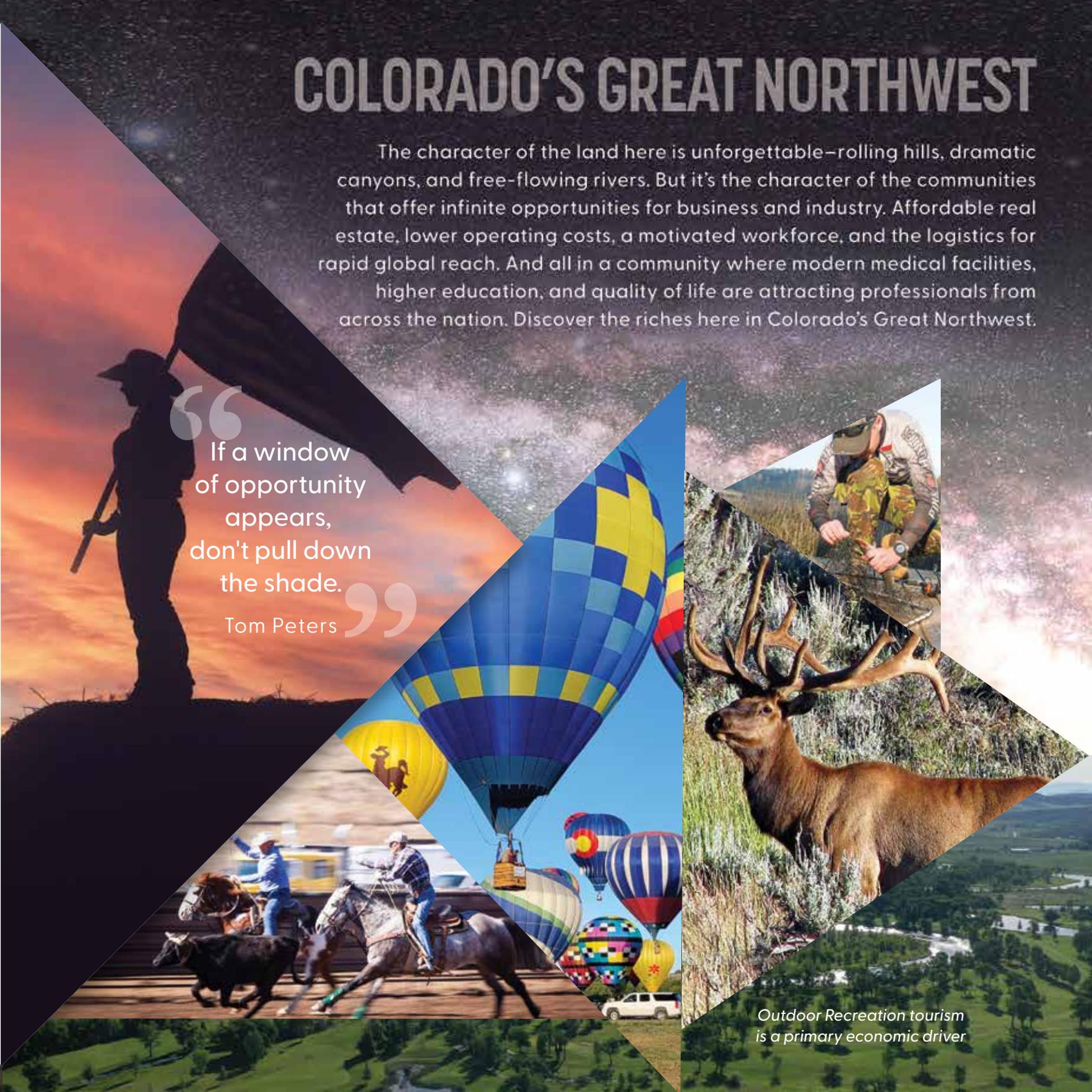
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# COLORADO'S GREAT NORTHWEST

The character of the land here is unforgettable—rolling hills, dramatic canyons, and free-flowing rivers. But it's the character of the communities that offer infinite opportunities for business and industry. Affordable real estate, lower operating costs, a motivated workforce, and the logistics for rapid global reach. And all in a community where modern medical facilities, higher education, and quality of life are attracting professionals from across the nation. Discover the riches here in Colorado's Great Northwest.

“  
If a window  
of opportunity  
appears,  
don't pull down  
the shade.  
”  
Tom Peters



*Outdoor Recreation tourism  
is a primary economic driver*

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AVIATION AND  
AIRSPACE  
TECHNOLOGIES



ENERGY



ADVANCED  
MANUFACTURING



## MOFFAT COUNTY ECONOMIC UPDATE

Download  
the current  
Workforce  
and Economic  
Indicators Report



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“Trapper Industrial Park is truly on the new frontier of energy and industry. Let's talk about making a fit for your future.”

SHANNON SCOTT

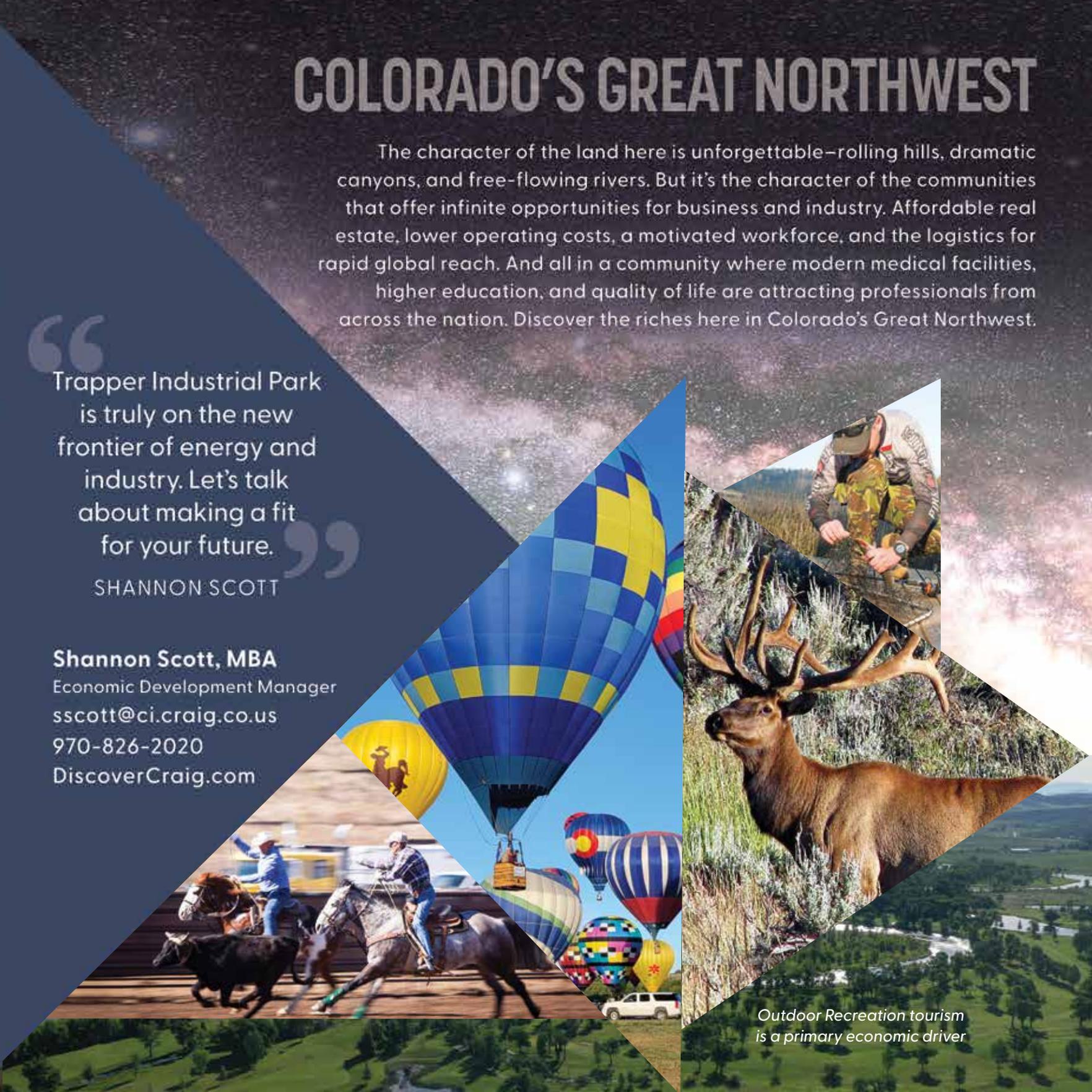
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*Outdoor Recreation tourism is a primary economic driver*

# TRAPPER INDUSTRIAL PARK WE CHAMPION PIONEERS

*Independence. Innovation.*

Let's Make This Happen.



**Shannon Scott, MBA**

Economic Development Manager

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Major rivers support  
boundless outdoor water sports

