



FOR LEASE · 60 SPRING CREEK RD, GYPSUM, CO 81637

EAGLE COUNTY AIRPORT FLEET & LOGISTICS HUB

220-Space Secured Fleet, Truck & Equipment Yard — Directly at the EGE Entrance



IN THE ECOSYSTEM: operations serving Amazon · Tesla · FedEx Express · NetJets · Signature Aviation — Rocky Mountain Commerce Park

220 SPACES

EVERY VEHICLE CLASS · VANS TO HEAVY SEMIS

±2.05 ACRES

GRADED ALL-WEATHER YARD · DUAL FRONTAGE

6,000+ VEHICLES / DAY

PASS THE FRONTAGE AT THE EGE ENTRANCE

LPR + 24/7 ACCESS

FENCED · STEEL GATE · MONITORED · LOGGED

Vetted permit-based facility — **not an open lot**. Curated fleet neighbors, licensed agreements, and the audit trail insurers and risk teams expect. Operated by **Wins Parking**, the Vail Valley's parking management & technology platform.

ONCE-IN-A-GENERATION
DEMAND EVENT

ASPEN AIRPORT CLOSES APRIL 4 – NOVEMBER 19, 2027 — no commercial flights, no general aviation, no terminal access. EGE is a primary alternate for Aspen, Snowmass & the Roaring Fork Valley. **Operators who secure staging in 2026 will not be competing for it in 2027.**

1

Reserved Single Spaces

\$255–\$425 /space/mo

Standard vehicles & vans at entry rate; oversize trucks, trailers, equipment, semis & RV storage at the upper band. Month-to-month. Reserve online, instant confirmation.

2

Dedicated Multi-Space Zones

Fleets 10–50+ volume pricing

A contiguous, dedicated yard section under one agreement, one invoice, one contact — with zone signage and room to expand. 6- and 12-month terms.

3

Aspen Closure-Term Packages

Apr 4 – Nov 19, 2027 fixed

price

Lock 2027 EGE staging at 2026 pricing for rental overflow, EGE–Aspen shuttle & ground transport, charter/FBO support, and seasonal logistics. First-come.

4 · Flagship

Full-Yard Master Lease

\$5.25 /SF/yr · FULL SERVICE

One all-in number — zero NNN pass-throughs, opex reconciliations, or CAM bills. 220 spaces pencil to **≈\$174/space/mo**. Exclusive control, exterior signage & co-branding at the airport gate.

EVERY TENANCY INCLUDES

- ✓ Licensed agreement & professional monthly invoicing
- ✓ 24/7 gate access via the Wins Parking access system
- ✓ LPR-verified entry/exit records for insurance & compliance
- ✓ Plowed, maintained all-weather surfaces — year-round
- ✓ Local Vail Valley management, not a distant call center

BUILT FOR

- ▶ Delivery, last-mile & logistics fleets
- ▶ Construction & trade contractors · HVAC · plumbing · electrical
- ▶ Rental-car & dealership overflow · equipment staging
- ▶ Shuttle, limo & ground transportation · airport operators
- ▶ Trailer, equipment & RV storage

START IN MINUTES

- ▶ 1. Reserve at WinsParking.com/Reserve or call
- ▶ 2. Short vetted permit application — the reason your vehicles are safe here
- ▶ 3. Gate credentials, typically within one business day
- ▶ **Brokers:** co-op honored on term leases — bring your fleet clients



Secure your fleet's forward-operating base.

WinsParking.com/Reserve

Scan to reserve — instant online confirmation.

Operated by Wins Parking · Employee-owned · Based in the Vail Valley · Purpose-built for exactly this

(970) 279-1744

reserve@winsparking.com

TOURS WITHIN 24
HOURS