

# CATALYST BUSINESS PARK

## PHASE 3

Now Preleasing | Q2 2026 Delivery | Ready for TIs

68 E 1600 S | American Fork | UT, 84003



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# PROPERTY HIGHLIGHTS

## 1,211,241 TOTAL SF

Building 1	169,920 SF	Leased
Building 2	136,436 SF	Planned
Building 3	154,293 SF	Leased
Building 4	168,291 SF	Leased
Building 5	122,842 SF	Leased
Building 6	122,381 SF	Planned
Building 7	68,145 SF	Under Construction
Building 8	145,669 SF	Planned
Building 9	127,608 SF	Planned

## BUSINESS PARK HIGHLIGHTS

22,447 SF minimum divisibility

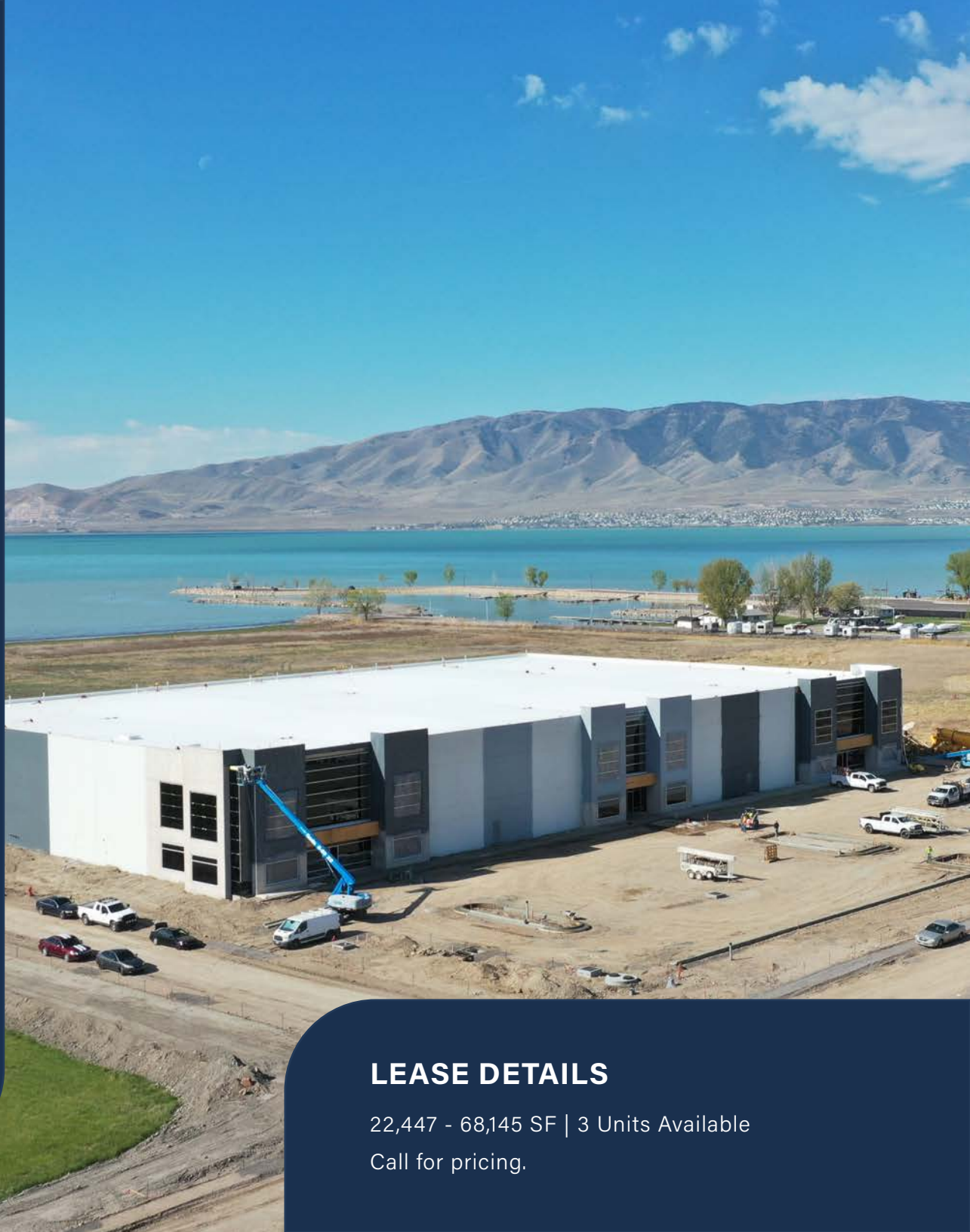
80 acres

28-32' clear heights

56' column spacing

50' X 60' bay sizes

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## LEASE DETAILS

22,447 - 68,145 SF | 3 Units Available

Call for pricing.

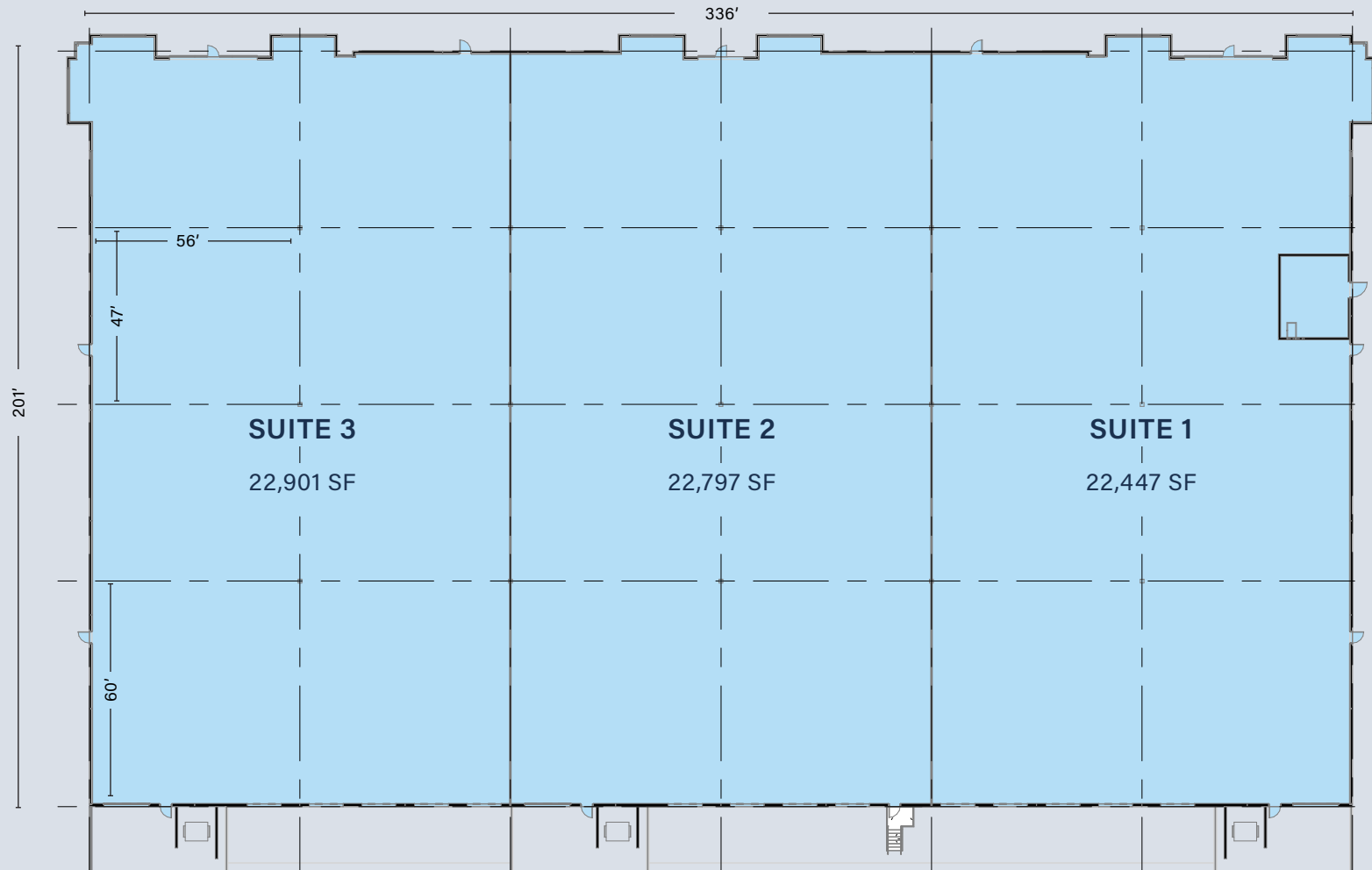
# SITE PLAN



## SITE PLAN KEY

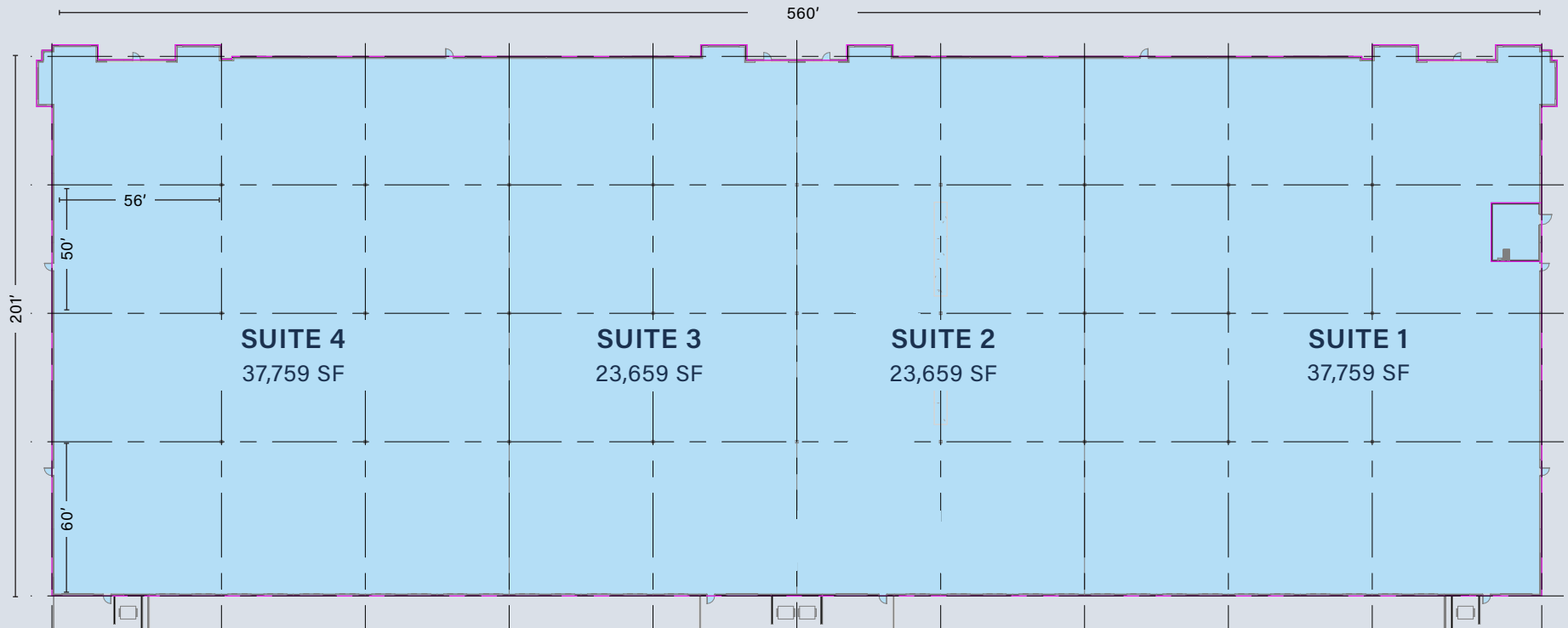
- LEASED
- UNDER CONSTRUCTION
- COMING SOON

# BUILDING 7 FLOOR PLANS



68,145 TOTAL SF • 15 DOCK-HIGH DOORS • 3 GROUND-LEVEL DOORS • 2026 DELIVERY • READY FOR TI

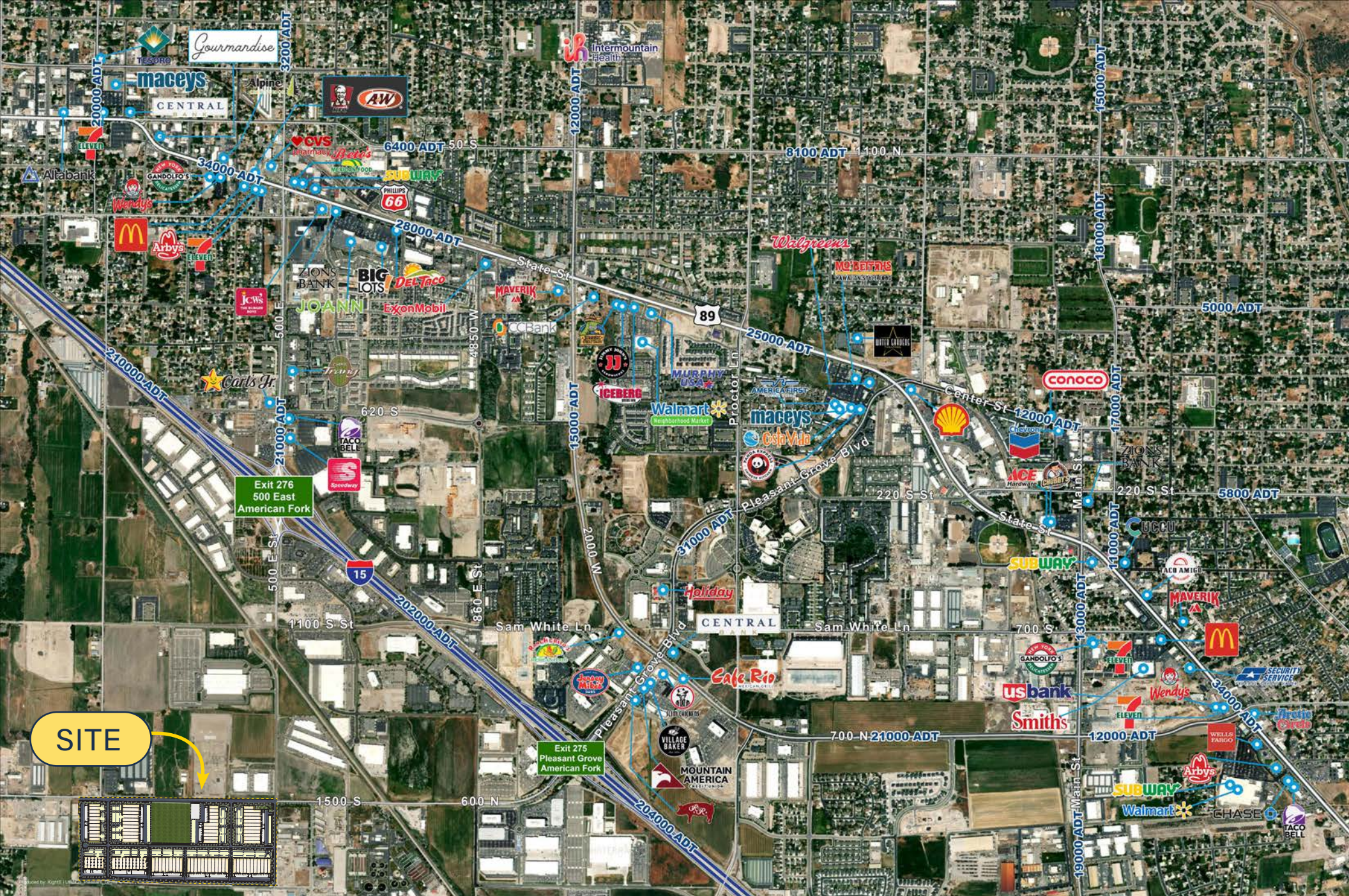
# BUILDING 6 FLOOR PLANS



122,381 TOTAL SF • 30 DOCK-HIGH DOORS • 4 GROUND-LEVEL DOORS • PLANNED CONSTRUCTION



PHOTOS



# RETAIL AREA MAP

# AMERICAN FORK

## DEMOGRAPHICS

10 mile Radius



### Key Facts

**487,681**

Population

**28.1**

Median Age

**3.35**

Average Household Size

### Income

**\$111,129**

Median Household Income

**\$41,243**

Per Capita Income

**\$267,636**

Median Net Worth

### Business

**11,674**

Total Business

**157,098**

Total Employees

**431,190**

Daytime Population

### Education

**4%**

No High School Diploma

**15%**

High School Graduate

**31%**

Some College

**50%**

College Degree

### Employment

**74%**

White Collar

**15%**

Blue Collar

**11%**

Services

**3.7%**

Unemployment





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