

CATALYST BUSINESS PARK

PHASE 3

Now Preleasing | Q2 2026 Delivery | Ready for TIs

68 E 1600 S | American Fork | UT, 84003



Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Lana Howell
Senior Associate
+1 801 453 6857
lane.howell@colliers.com

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

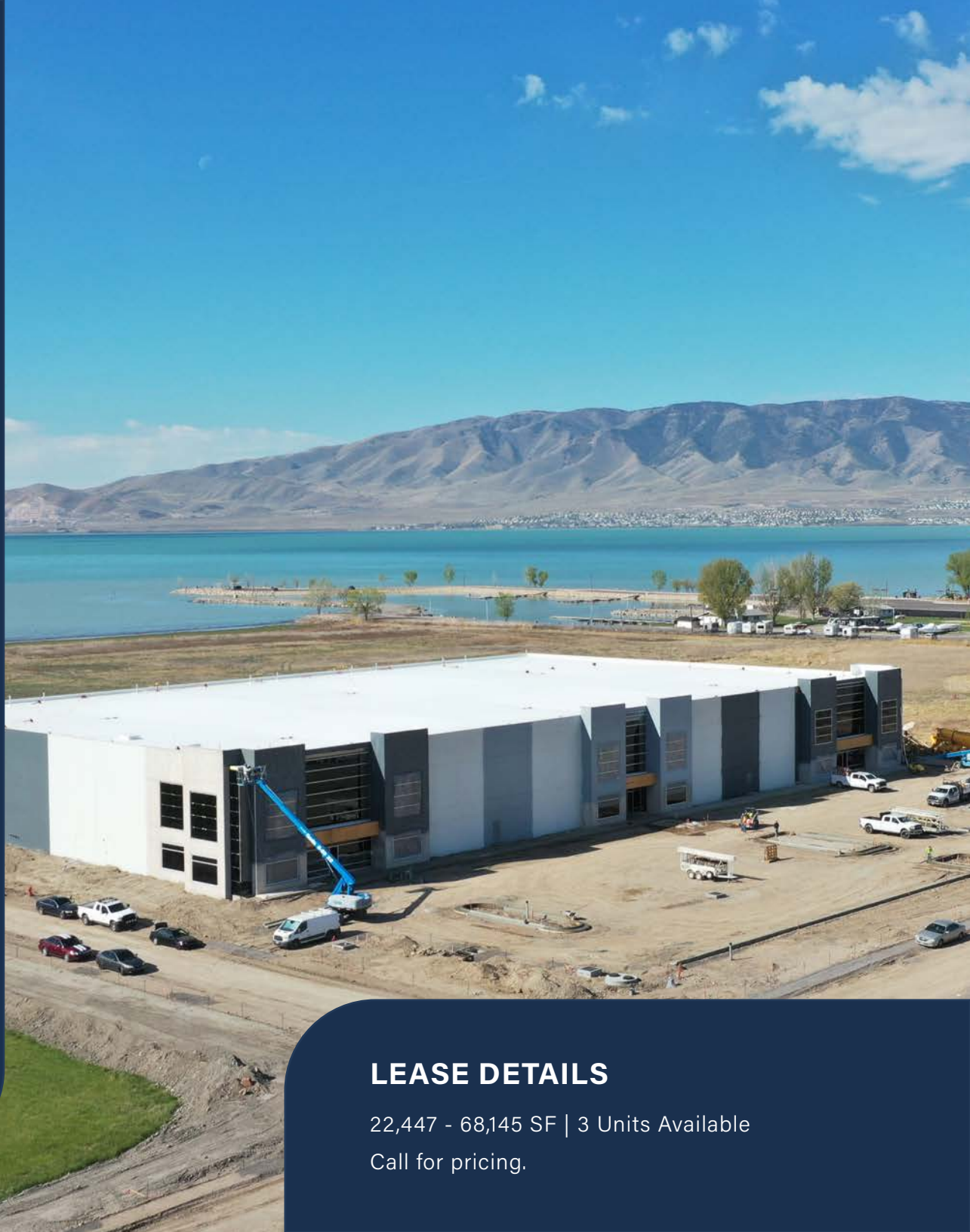
80 acres

28-32' clear heights

56' column spacing

50' X 60' bay sizes

68 E 1600 S | American Fork | UT, 84003



LEASE DETAILS

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

Call for pricing.

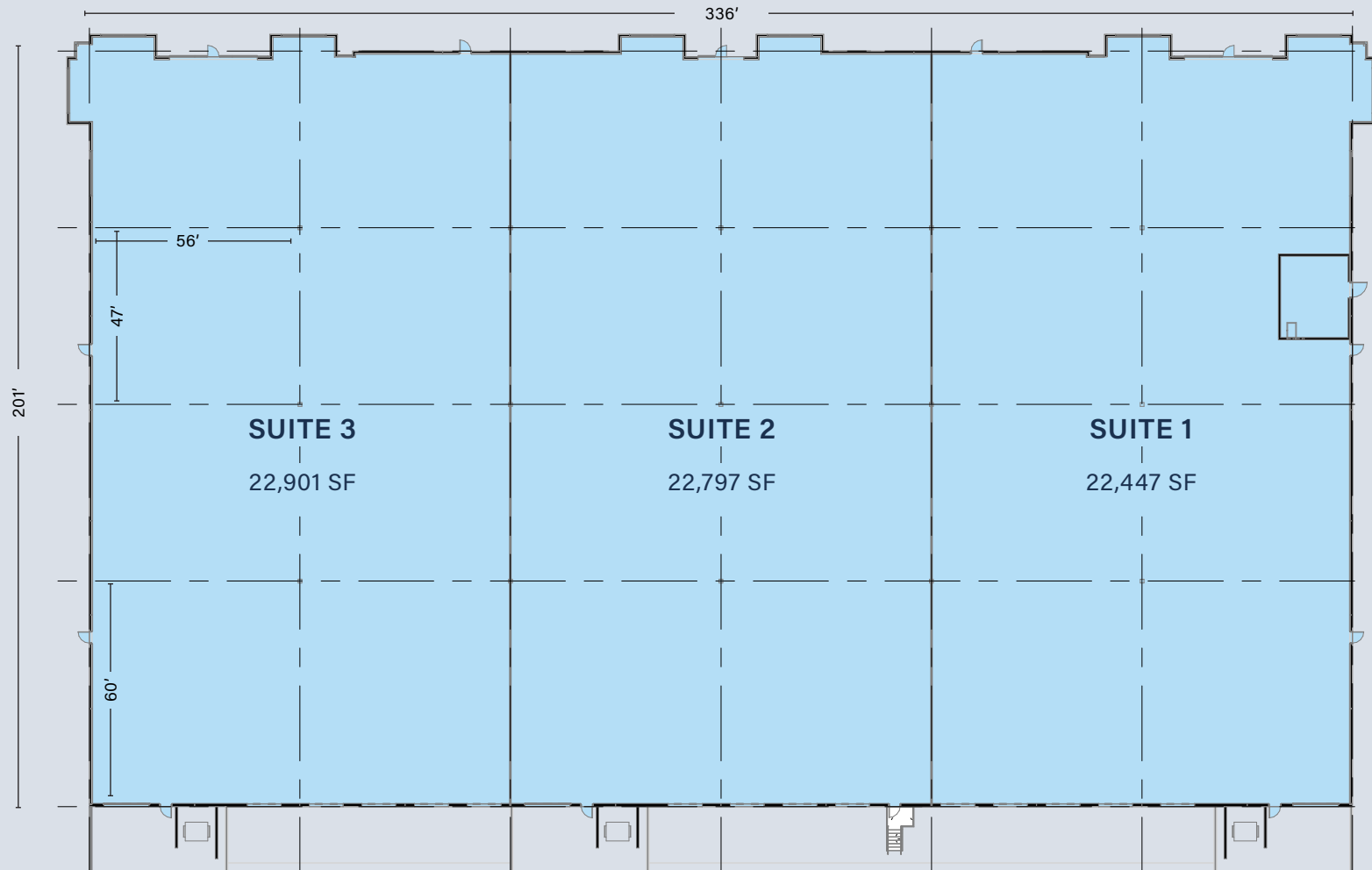
SITE PLAN



SITE PLAN KEY

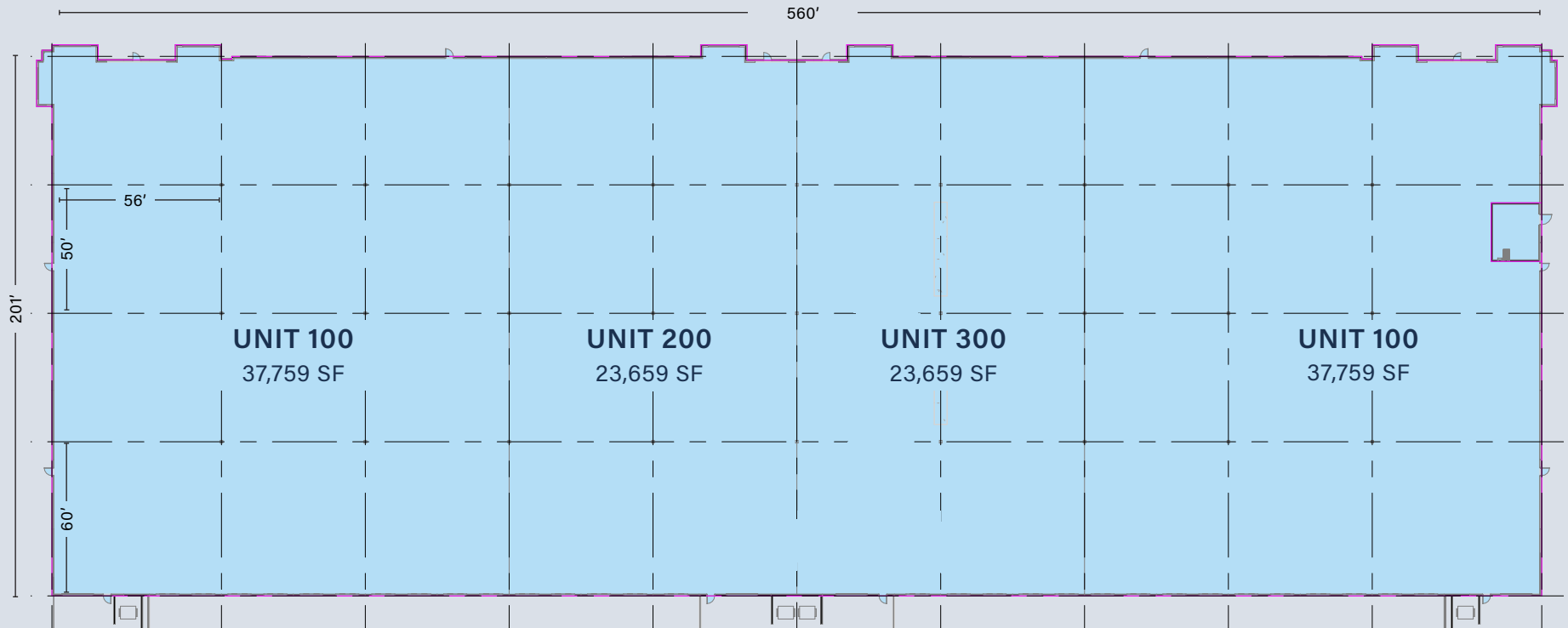
- LEASED
- UNDER CONSTRUCTION
- COMING SOON

BUILDING 7 FLOOR PLANS



68,145 TOTAL SF • 14 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

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





CATALYST BUSINESS PARK

Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Lana Howell
Senior Associate
+1 801 453 6857
lane.howell@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). 2026. All rights reserved.