

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	AVAILABLE
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.



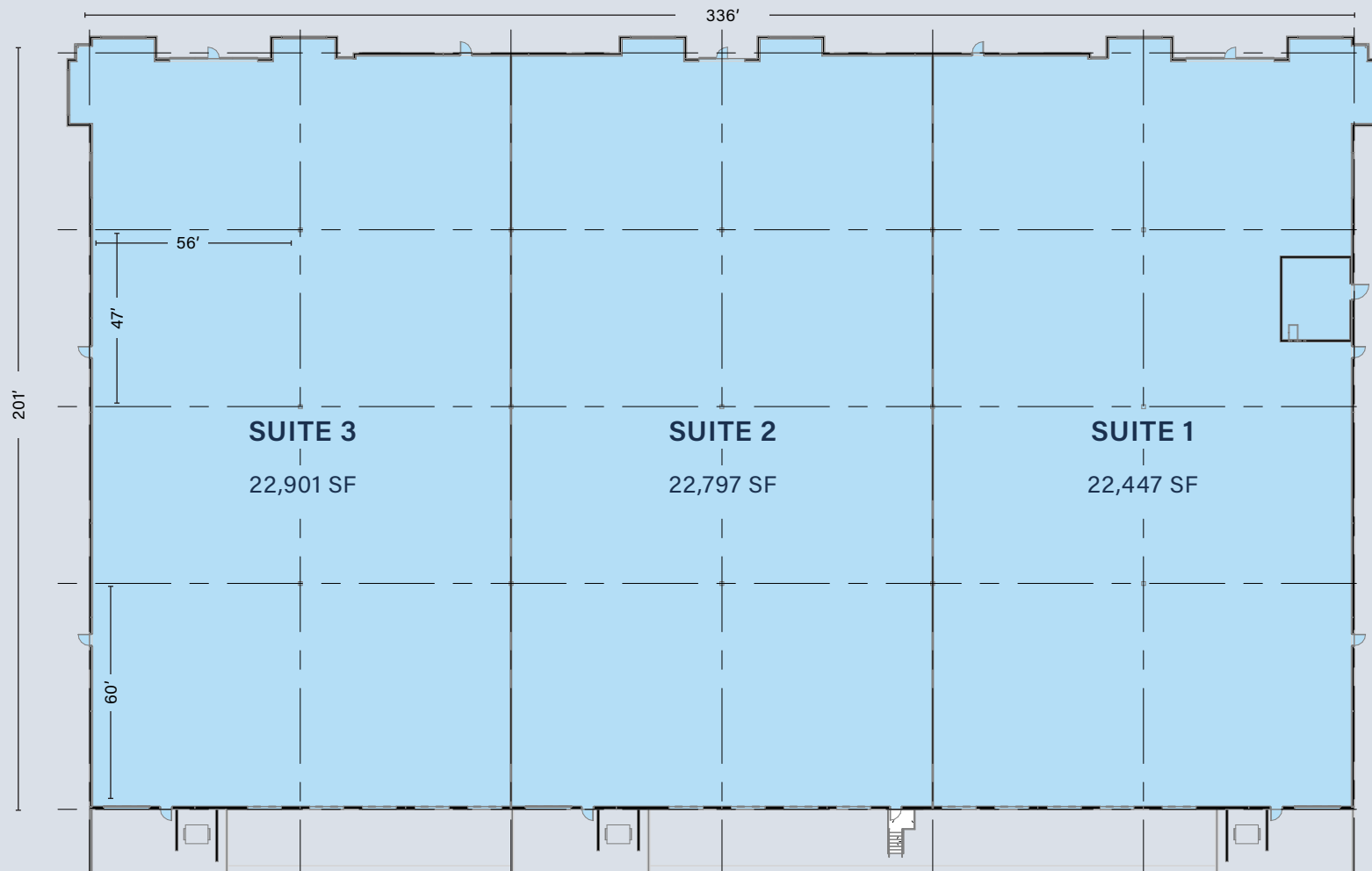
SITE PLAN



SITE PLAN KEY

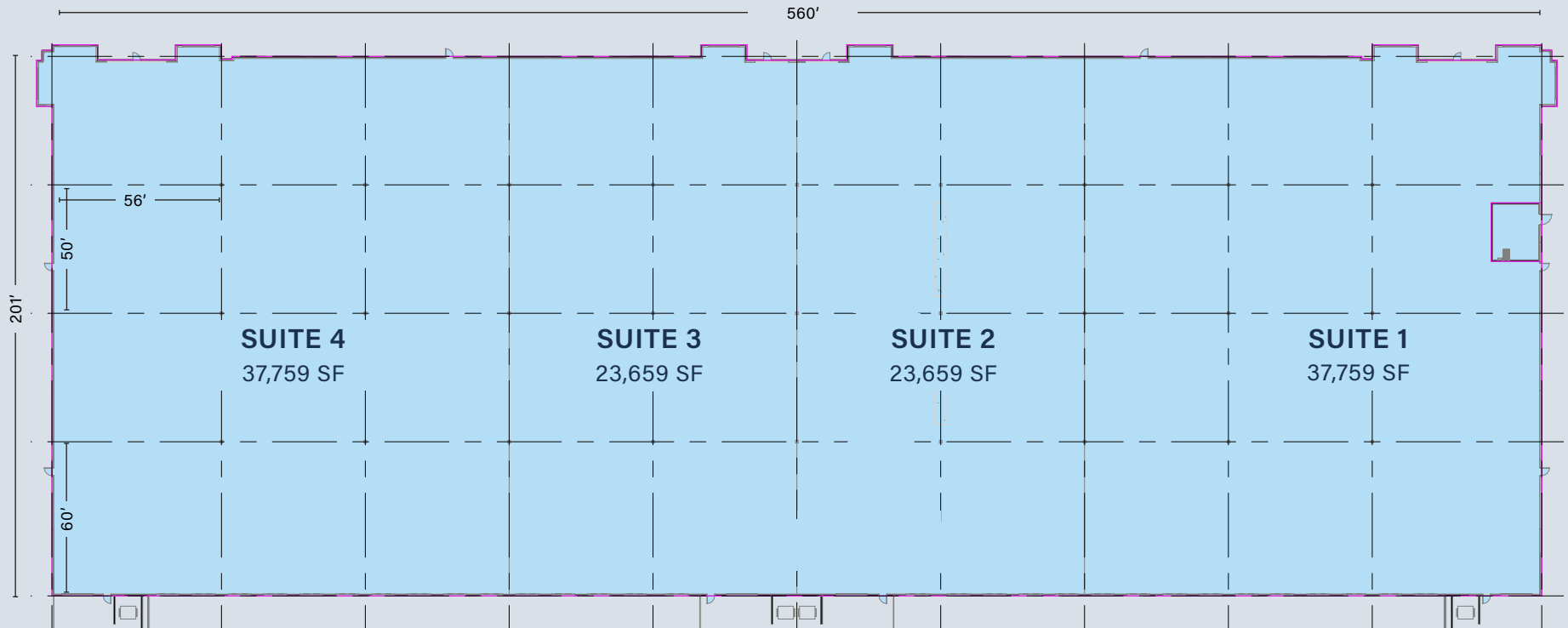
- LEASED
- UNDER CONSTRUCTION
- COMING SOON

BUILDING 7 FLOOR PLANS



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

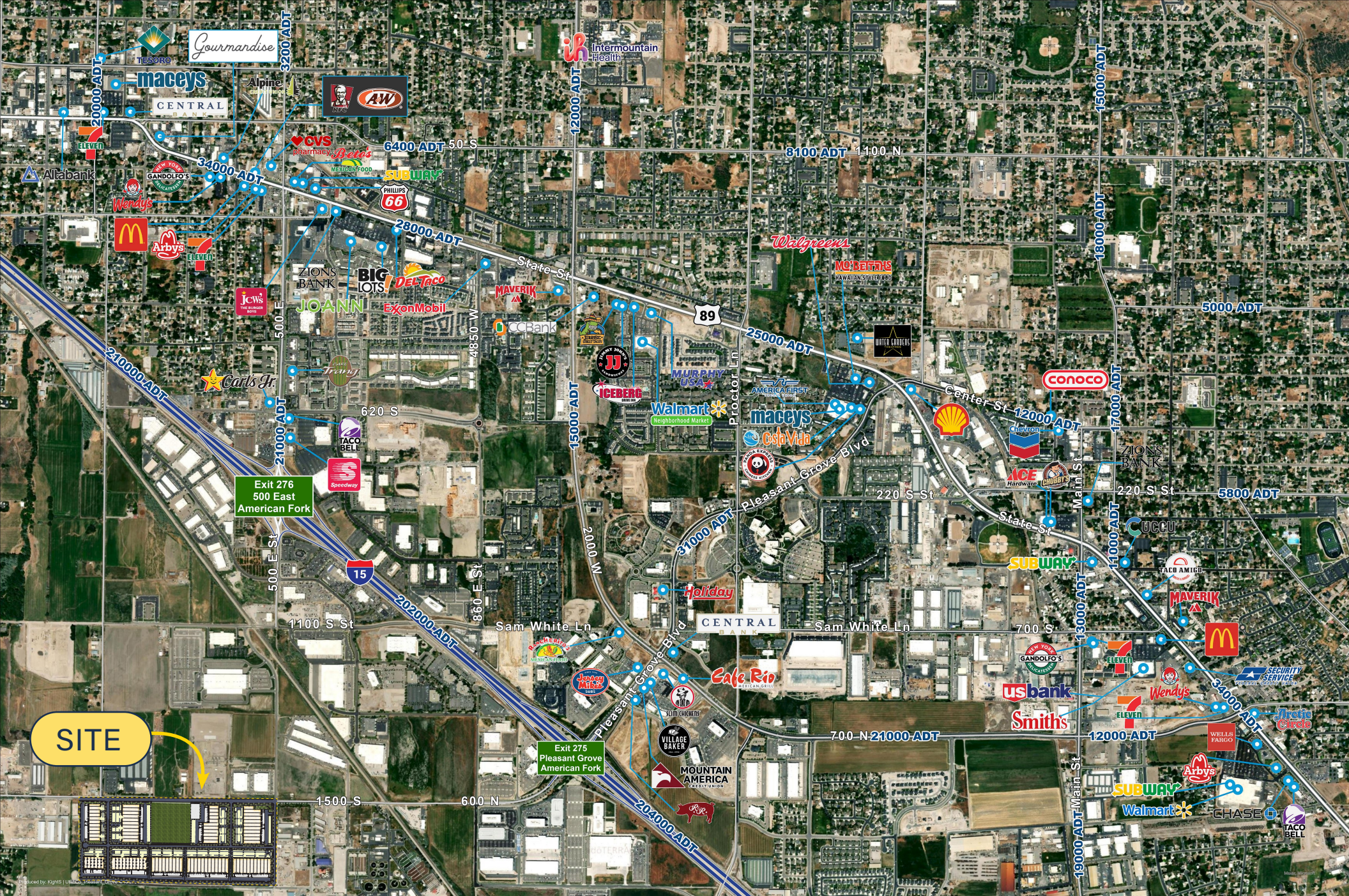
BUILDING 6 FLOOR PLANS



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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