

# CATALYST BUSINESS PARK

For Lease | 1.2 Million Total SF | Office & Warehouse Space

► [virtual tour](#) ► [virtual flyover](#)



DEVELOPED BY  
Roderick Realty

# CATALYST BUSINESS PARK



## Lease Details

**32,000–170,000 SF units available for lease**

Call for pricing

## Property Highlights

1,211,241 total SF

Building 1	169,920 SF
Building 2	136,436 SF
Building 3	154,293 SF
Building 4	168,291 SF
Building 5	122,842 SF
Building 6	95,555 SF
Building 7	90,627 SF
Building 8	145,669 SF
Building 9	127,608 SF

Leased

32,000 SF minimum divisibility

80 acres

28–32' clear heights

56' column spacing

50' X 60' bay sizes



# CATALYST BUSINESS PARK

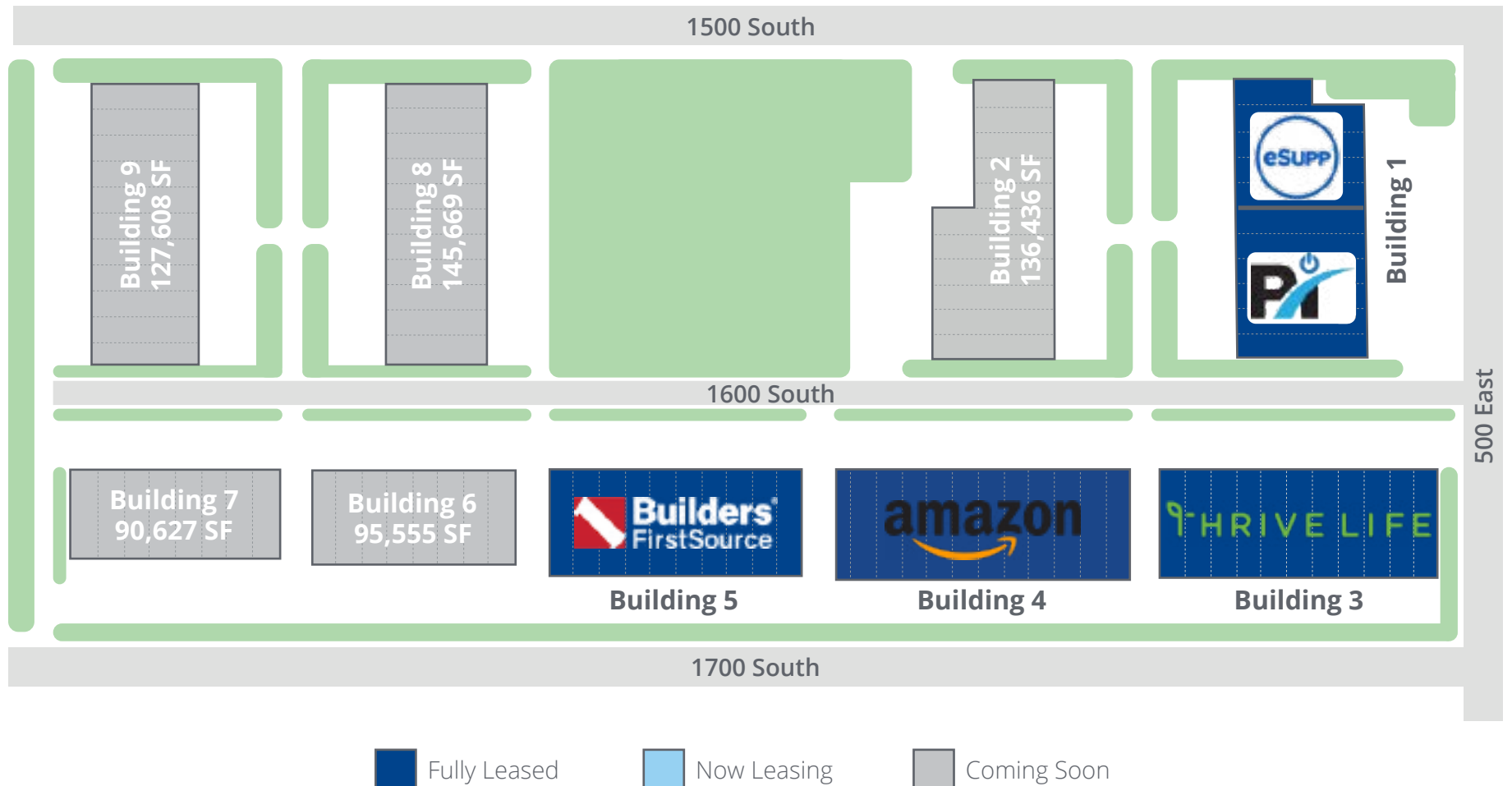


1551 S 400 E | American Fork, Utah 84003

► [catalyst-space.com](https://catalyst-space.com)

# CATALYST BUSINESS PARK

## Master Plan

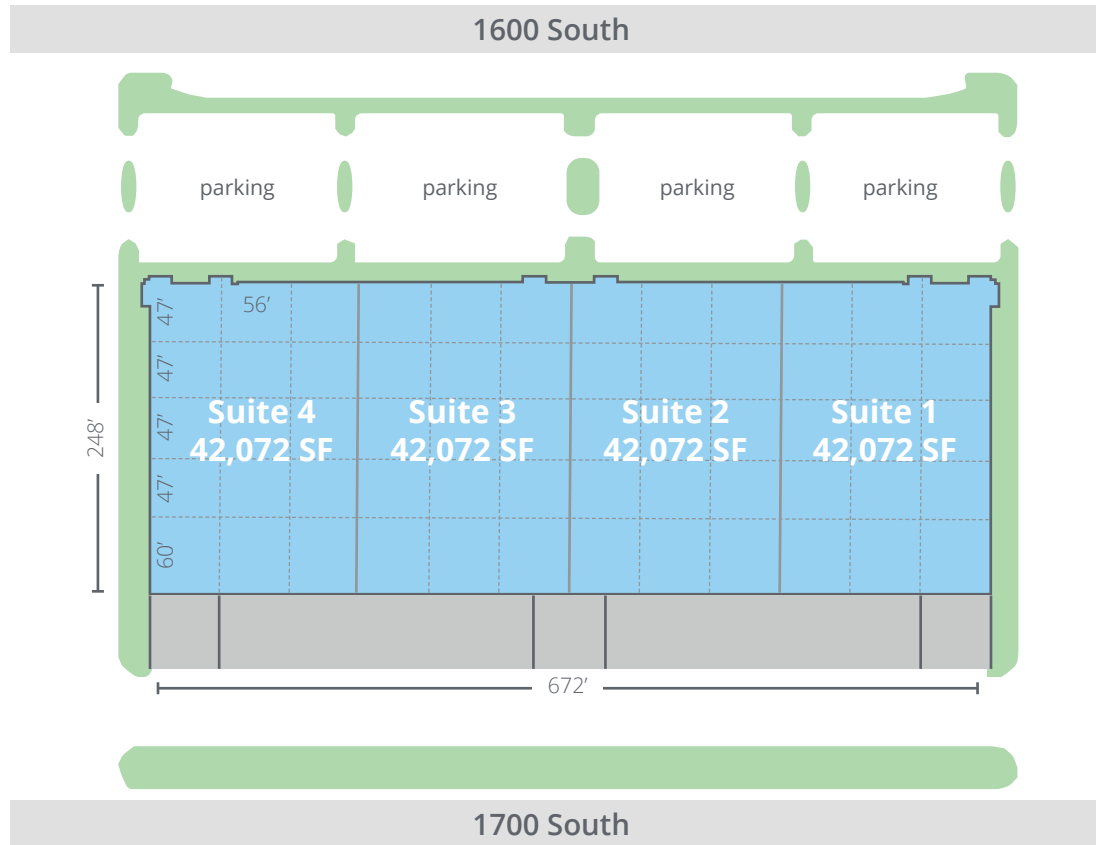


# CATALYST BUSINESS PARK

## Site Plan | Building 4

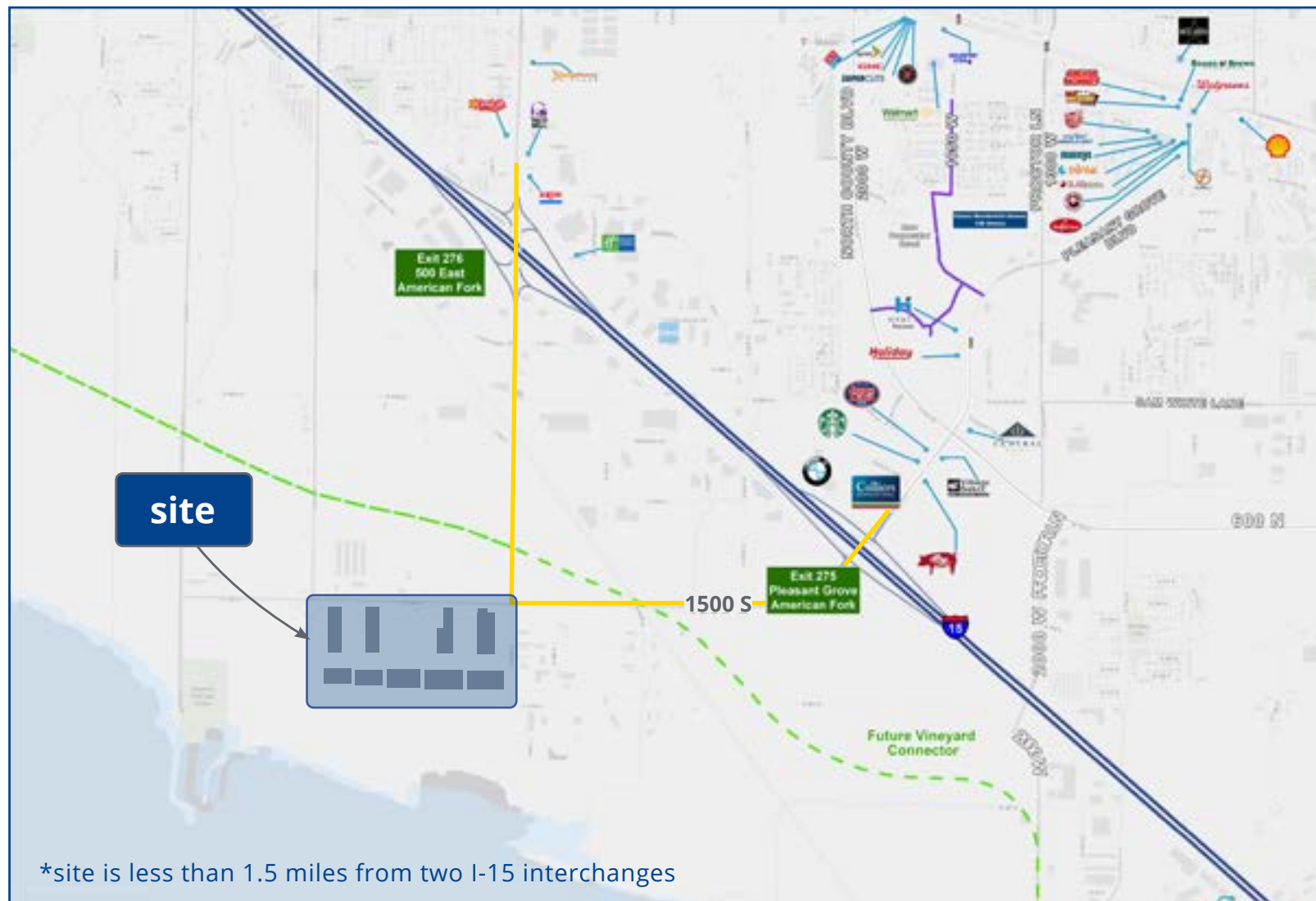
### Highlights

168,291 total SF  
36 dock-high doors  
4 ground-level doors  
September 2023 completion



# CATALYST BUSINESS PARK

## Site Map





# CATALYST BUSINESS PARK

## Nearby Tenants



# CATALYST BUSINESS PARK

## American Fork Demographics

10 Mile Radius



### Key Facts

Population  
**453,147**

Median Age  
**28.7**

Average Household Size  
**3.48**

### Business

Total Businesses  
**9,602**

Total Employees  
**134,961**

Daytime Population  
**431,190**

### Income

Median Household Income  
**\$103,031**

Per Capita Income  
**\$38,696**

Median Net Worth  
**\$267,636**

### Education

No High School Diploma  
**2.3%**

High School Graduate  
**13%**

Some College  
**22.3%**

College Degree  
**32.8%**

### Employment

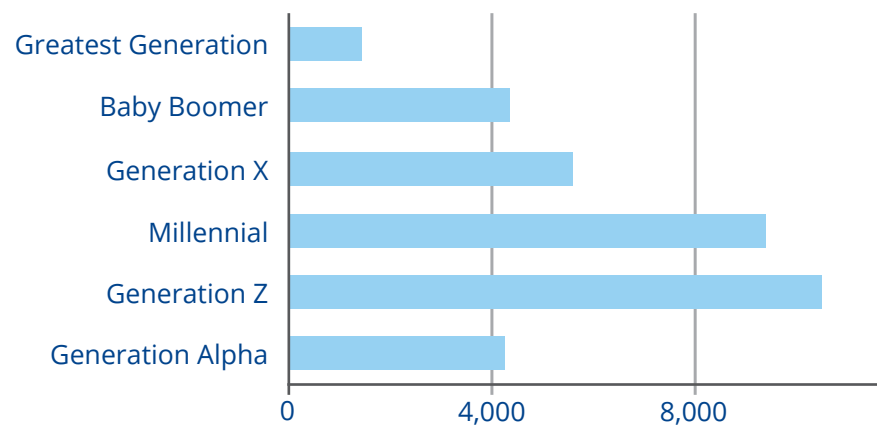
White Collar  
**72.5%**

Blue Collar  
**15.8%**

Services  
**11.7%**

Unemployment  
**2.9%**

### 2023 Population by Generation





# CATALYST BUSINESS PARK

## Utah County Major Occupiers



# CATALYST BUSINESS PARK

## Crossroads of the West

At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes. American Fork in Utah County is less than 900 miles to every city in the Western United States.



City	Distance (miles)	Drive Time (65 MPH)
Albuquerque, NM	567 miles	8.72 hours
Bakersfield, CA	673 miles	10.35 hours
Billings, MT	578 miles	8.89 hours
Boise, ID	372 miles	5.72 hours
Boulder, CO	506 miles	7.78 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	463 miles	7.12 hours
Colorado Springs, CO	560 miles	8.62 hours
Denver, CO	494 miles	7.60 hours
Eugene, OR	820 miles	12.62 hours
Flagstaff, AZ	488 miles	7.51 hours
Fresno, CA	782 miles	12.03 hours
Grand Junction, CO	253 miles	3.89 hours
Great Falls, MT	601 miles	9.25 hours
Helena, MT	514 miles	7.91 hours
Idaho Falls, ID	243 miles	3.74 hours
Las Cruces, NM	792 miles	12.18 hours
Las Vegas, NV	390 miles	6.00 hours
Los Angeles, CA	658 miles	10.12 hours
Medford, OR	764 miles	11.75 hours
Missoula, MT	554 miles	8.52 hours
Ogden, UT	68.1 miles	1.05 hours
Phoenix, AZ	632 miles	9.72 hours
Pocatello, ID	194 miles	2.98 hours
Provo, UT	14.5 miles	0.22 hours
Pueblo, CO	603 miles	9.28 hours
Reno, NV	544 miles	8.37 hours
Sacramento, CA	675 miles	10.38 hours
Saint George, UT	271 miles	4.17 hours
Salt Lake City, UT	32 miles	0.49 hours
San Diego, CA	719 miles	11.06 hours
San Francisco, CA	762 miles	11.72 hours
Santa Fe, NM	595 miles	9.15 hours
Seattle, WA	862 miles	13.26 hours
Spokane, WA	751 miles	11.55 hours
Tucson, AZ	744 miles	11.45 hours
Twin Falls, ID	252 miles	3.88 hours
Yakima, WA	721 miles	11.09 hours

# CATALYST BUSINESS PARK

## Market Statistics

Utah County Industrial | Q4 2023

### Market Indicators

  
YTD Absorption  
**+1.7M SF**

  
Under Construction  
**2.3M SF**

  
Direct Vacancy Rate  
**4.00%**

  
Lease Rate (NNN)  
**\$0.92 / SF**

### Construction

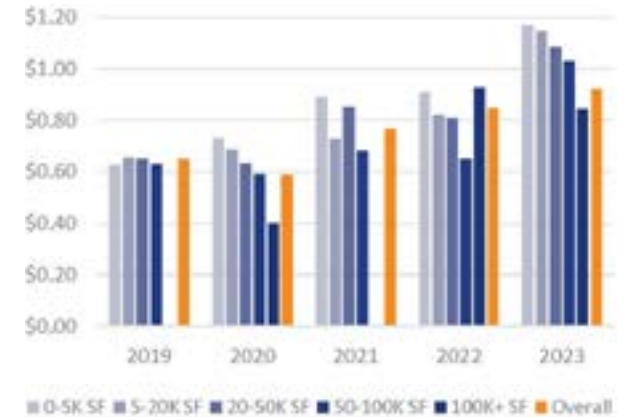


### Overall Market Totals

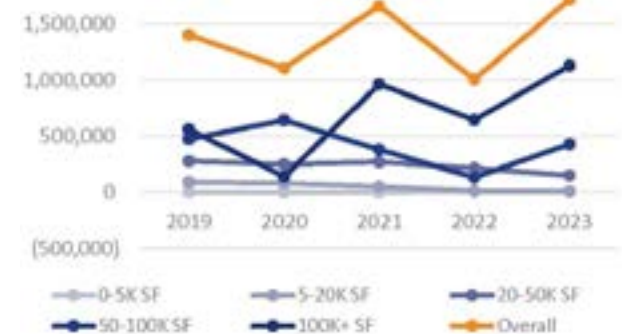
Existing Properties		Direct Vacancy		Sublease Availability		Total Vacancy	Absorption Square Footage		Avg Asking Rate
Building Size	Total Inventory SF	SF	Rate	SF	Rate	Rate	Current Period	YTD	Rate (NNN)
<b>Quarterly Totals</b>									
0-5,000	334,128	0	0.00%	6,008	1.80%	1.80%	0	0	\$1.17
5,001-20,000	6,134,478	31,605	0.52%	1,068	0.02%	0.53%	(5,002)	11,026	\$1.14
20,001-50,000	11,554,131	228,525	1.98%	39,672	0.34%	2.32%	(2,625)	150,141	\$1.08
50,001-100,000	9,161,743	295,697	3.23%	18,496	0.18%	3.41%	247,039	418,148	\$1.03
100,001+	20,555,498	1,353,230	6.58%	84,860	0.41%	7.00%	426,273	1,129,229	\$0.84
<b>TOTAL</b>	<b>47,739,976</b>	<b>1,809,077</b>	<b>4.00%</b>	<b>148,104</b>	<b>0.31%</b>	<b>4.31%</b>	<b>665,685</b>	<b>1,718,544</b>	<b>\$0.92</b>

\*For existing product — does not include asking rents currently under construction

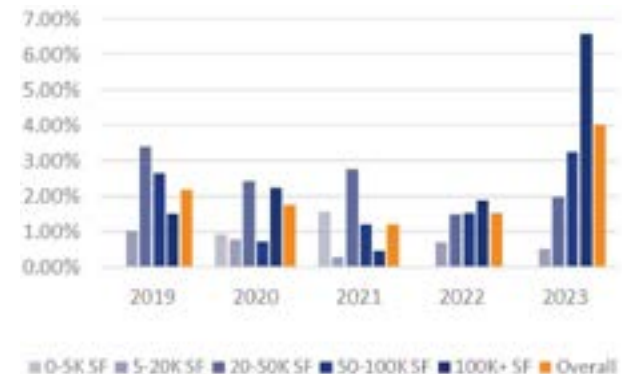
### Ave. Asking Lease Rates



### Absorption



### Vacancy





# CATALYST BUSINESS PARK

## Why Utah?

### Utah is a **Young & High-Growth** State

Utah experienced a  
**20.7%**  
population increase  
2010–2020 and is one  
of the fastest-growing  
states in the U.S.  
(ESRI BAO)

The median age is  
**30.9**  
making Utah the  
youngest state in the  
U.S. by median age.  
(ESRI BAO)

There are more than  
**571,000**  
more people in Utah  
than in 2010.  
(ESRI BAO)

### Utah's **Economic Conditions** are Great

Utah was ranked the  
**2nd**  
best state for overall  
economy in the U.S.  
(U.S. News: Best  
States Ranking)

Utah was named the  
**#2**  
best state for business  
in 2018.  
(Forbes)

Utah was ranked the  
**4th**  
best state for  
venture capital.  
(U.S. News: Best  
States Ranking)

### There's an **Educated & Skilled** Workforce

There are more than  
**35**  
higher education  
institutions in Utah.  
(National Database  
of Scholarships)

Almost  
**50%**  
of Utahns  
have obtained  
postsecondary  
certificates or degrees.  
(Utah.gov)

Over  
**79,000**  
degrees were awarded  
in 2017.  
(datausa.io)

### Opportunities for **Jobs & Careers** are Plentiful

Utah experienced  
**3.6%**  
job growth July 2018–  
July 2019, making it  
among the top states in  
the U.S. for growth.  
(U.S. Bureau of Labor Statistics)

Utah is experiencing  
overwhelming job  
growth in the  
**construction,  
finance, health,  
and technology**  
sectors.  
(Utah.gov)

About  
**54,500**  
jobs were added to the  
economy from July  
2018 to July 2019.  
(U.S. Bureau of Labor  
Statistics)

### Utah has a **Multilingual** Population

There are over  
**120**  
languages spoken in  
Utah.  
(Deseret News)

About  
**15%**  
of Utah residents speak  
a language other than  
English at home.  
(The Salt Lake Tribune)

There are more than  
**246,000**  
Spanish speakers  
in Utah.  
(U.S. Census Bureau)



Accelerating success.

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