

READY FOR TENANT IMPROVEMENTS

# AMERICAN FORK INDUSTRIAL

## Building One

860 E. 930 S.  
American Fork, UT 84003



**NEWMARK**

 **WOODBURY**  
CORPORATION

[nmrk.com](http://nmrk.com)



## PROJECT HIGHLIGHTS

- Brand New Construction
- PI-1 Industrial Zoning (Planned Industrial)
- Gas Heated Warehouse
- Clerestory Windows Throughout
- Rear Load Configuration
- Located in the Heart of Utah County

### EXCLUSIVELY MARKETED BY:

**JEFF HEATON, SIOR**  
Executive Managing Director  
t 801-578-5539  
jeff.heaton@nmrk.com

**LUCAS M. BURBANK**  
Executive Managing Director  
t 801-578-5522  
lucas.burbank@nmrk.com

**BEN RICHARDSON**  
Senior Managing Director  
t 801-746-4733  
ben.richardson@nmrk.com

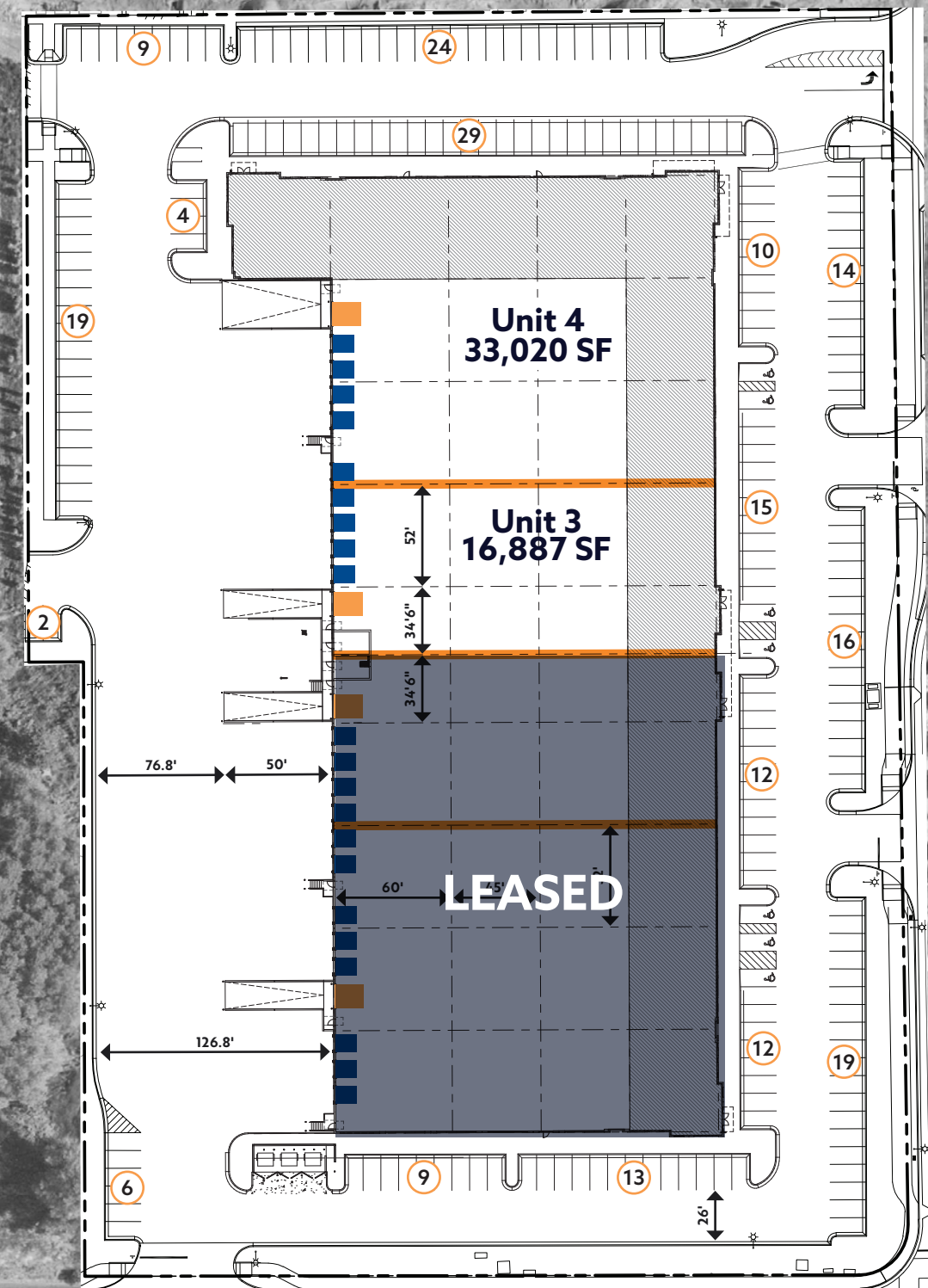



# AMERICAN FORK INDUSTRIAL

## Building One

### PROPERTY HIGHLIGHTS

- 49,733 SF Available
- Divisible to  $\pm 16,887$  SF
- 195' Building Depth
- 32' Clear Height
- 52'x45' Column Spacing
- 9 Dock High Loading Doors (9'x10')
- 2 Ground Level Loading Doors (12'x14')
- 1,200A / 277/480V / 3P
- High Efficiency L.E.D. Lighting with 30' Candles at 36" A.F.F.
- ESFR Sprinklers
- 7" Slab with 4,000 PSI
- 126.8' Truck Court Depth
- 210 Auto Parking Stalls



 Nine (9) Dock High Doors

 Two (2) Ground Level Doors



# NEIGHBORING OCCUPIERS



CURRENT ACCESS FROM FREEWAY (EXIT 276)  
3 Minutes

AMERICAN FORK INDUSTRIAL

TR THE TRAINING ROOM

ITOVI  
BUILT

DOMO

BETTER BODY FOODS  
Goodman  
Air Conditioning & Heating

NEWAGE

SWEETSALT  
MODEST FASHION

Fidelity  
Berkshire Hathaway  
SimpliPlan Loans LLC  
rain  
DentalQore  
NOVARAD

POWER INNOVATIONS

Aspen  
KING'S CO-PAK

CORNERSTONE

INSTRUCTURE  
VIVO offices  
DENTAL INTEL

CURRENT ACCESS FROM FREEWAY (EXIT 275)  
3 Minutes

STREAMLINE  
INFINITI CREATIONS inc.

Fluent  
We Speak Home

Go-Health

LogMeIn

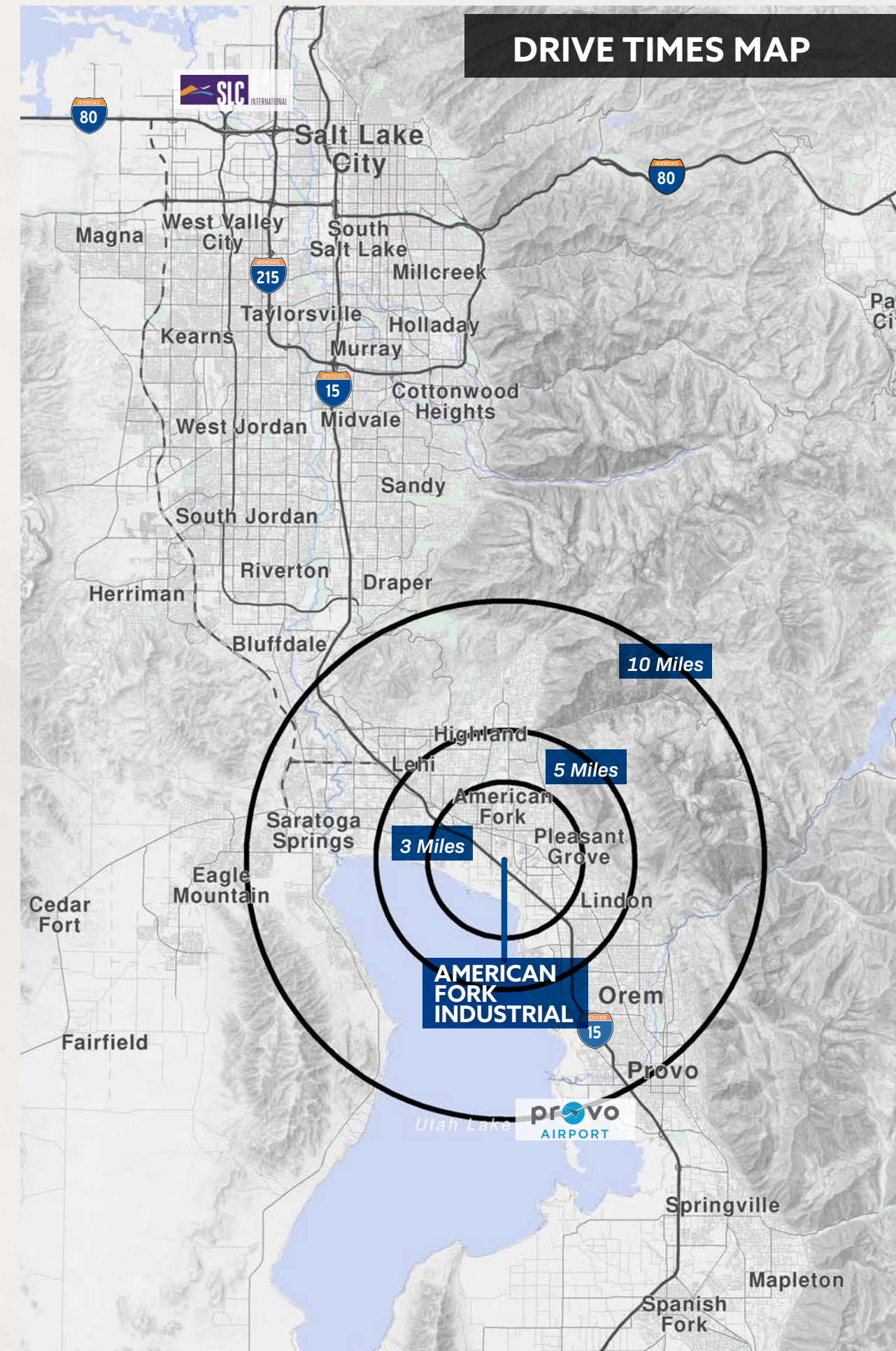
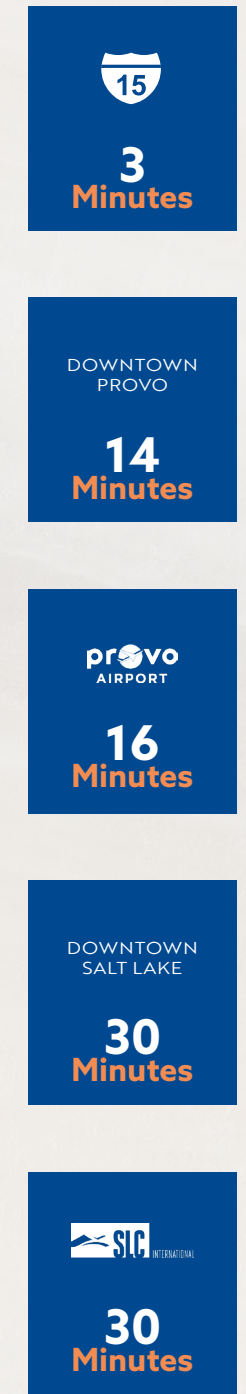
equinox  
PURE  
MANAGER ACTIVITIES

ASCEND

BORDERLESS  
ELEVATE ATHLETICS  
GATHRE

dōTERRA  
DISTRIBUTION CENTER

# DRIVE TIMES MAP



15  
3 Minutes

DOWNTOWN PROVO  
14 Minutes

provo AIRPORT  
16 Minutes

DOWNTOWN SALT LAKE  
30 Minutes

SLC INTERNATIONAL  
30 Minutes

10 Miles

5 Miles

3 Miles

AMERICAN FORK INDUSTRIAL

provo AIRPORT



# MARKET ADVANTAGES

## Market Fundamentals

The South Salt Lake County to North Utah County (SONO) submarket is one of the fastest-growing areas in the west region, if not the country.

## Tech Sector

The innovation community is the fastest growing in the state. Tech is growing twice as fast as other industries in the state, and three times as fast as tech across the country. As a pillar of the state, tech supports nearly 1/5 of Utah's overall economy.

<https://utahtech.org/2019/07/30/2019gardnerreport/>

## Life Sciences

Utah's Life Sciences industry employs more than 26,800 people, placing it first among the western states for life science businesses per capita and second for overall industry growth.

Utah boasts three universities that provide cutting-edge research: Brigham Young University, Utah State University and the University of Utah. Utah also excels in R&D, bringing in more than \$400 million annually in research grants.

## Advanced Manufacturing

Manufacturing in the SONO corridor is extremely robust, producing everything from nanotech to cast iron. The Valley provides easy access to raw materials—the most affordable utilities in the nation—and the ready ability to build more manufacturing plants as needed. Not to mention, Union Pacific rail lines and interstate highways make the SONO corridor a truly connected hub for manufacturing businesses.

## Consumer Products

The SONO corridor proudly produces a wide variety of consumer products, food products, nutraceuticals, natural products, health and beauty. Food manufacturers enjoy unprecedented access to agricultural areas and convenient shipping routes that allow them to quickly transport their goods from factories to other areas in the nation and abroad.

The Nutraceutical and natural product industries in the area have used each others success to bolster their own. Representing a truly diverse swath of products, from essential oils to facial care products and supplements and nutrient-rich dry food packaging.

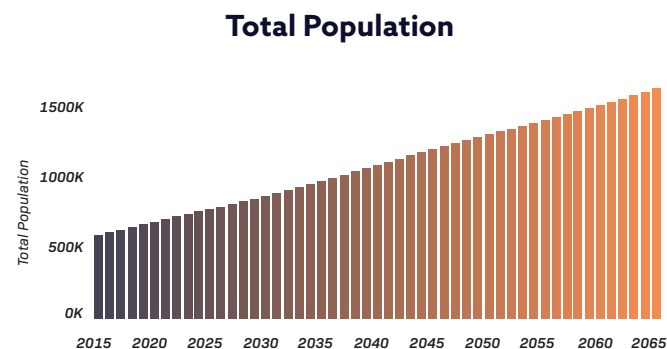
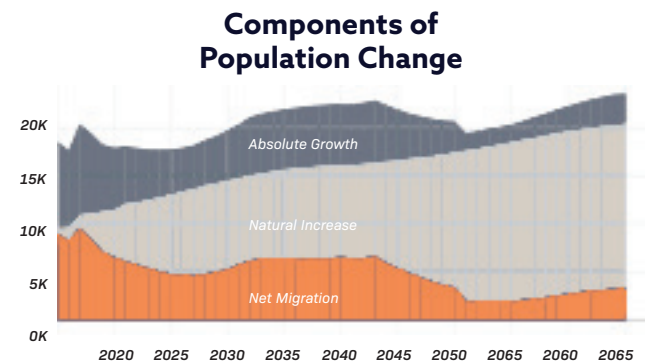




# UTAH COUNTY

Utah County has experienced tremendous economic growth in recent years, primarily in the form of population growth and employment growth, as a plethora of new and established businesses are choosing to setup shop in the area in order to capitalize on Utah County's business friendly environment and relatively low cost of doing business. Over the next 50 years, Utah County is projected to add over 575,000 jobs, which will increase its share of total state employment from 17% to nearly one quarter (24%) of all state jobs. This is an increase of 185%, the highest growth rate among all counties. One in three of the state's new jobs are projected to be created in Utah County.

Population growth in Utah County has increased more than 25% since 2010 as people are drawn to the area by ample employment opportunity, which has outpaced the National Index every year since 2011. Utah County is projected to have the largest numeric population increase in the state of Utah over the 50 year projection period by adding over 1,000,000 new residents to reach 1,600,000 by 2065. Strong employment and population growth has bolstered Utah County's industrial market in recent years, particularly for logistics properties, evidenced by the signing of numerous large leases such as Amazon's 230,000 SF facility, Facebook's 970,000 SF data center, NewVistas' 150,000 SF lease, Young Living's 90,000 SF lease, and Granny B's Cookies 56,000 SF lease.



Employment/Population Data Source: University of Utah Keith C. Gardner Policy Institute

## UNPARALLELED UTAH LIFESTYLE



SALT LAKE CITY RANKED BEST PLACE TO LIVE & PARK CITY RANKED BEST TOWN EVER  
National Geographic Adventure



14 WORLD-CLASS SKI RESORTS



MORE THAN 9 MILLION ACRES OF NATIONAL FOREST



SALT LAKE RANKED ONE OF THE HEALTHIEST METRO AREAS  
Atlantic Cities Magazine



43 STATE PARKS



2ND MOST LIVABLE STATE  
CQ Press, 2013



#1 HIKING CITY - SALT LAKE CITY  
National Geographic Adventure



#1 STATE FOR FUTURE LIVABILITY  
Gallup Wellbeing



5 NATIONAL PARKS



UTAH HAS 6TH LOWEST CRIME RATE IN THE U.S.



## OUR PARTNER

Woodbury Corporation has earned a reputation for taking a thoughtful, hands-on approach to real estate development and management.

More than just adding structures, Woodbury Corporation is adding to the very fabric of a community.

Through four generations of experience, Woodbury has developed a highly-specialized skill set that has helped them to become a leader in the industry and marketplace.

Having successfully negotiated literally hundreds of profitable public and private deals over the last century, the depth and breadth of Woodbury Corporation's expertise is unparalleled. Understanding property value and ownership with a long-term approach avoids decision-making solely for short-term profit. This strategy effectively achieves the goal to mutually benefit property owners, stakeholders and communities alike.

Woodbury Corporation owns and manages over 180 properties spread across 16 states, including 12 million SF of retail and office, 1,993 hotel rooms across 16 hotels, over 3,300 residential multi-family units and over 1,200 acres of land.

A 100 Year Track Record | Woodbury Corporation was founded on the principle of integrity and that their name is their most valuable asset. The founders believed that the company has a responsibility to build properties that become a part of the fabric of communities. Real estate is much more than a business, it is a family legacy.



# AMERICAN FORK INDUSTRIAL

## Building One

### EXCLUSIVELY MARKETED BY:

#### **JEFF HEATON, SIOR**

*Executive Managing Director*

t 801-578-5539

jeff.heaton@nmrk.com

#### **LUCAS M. BURBANK**

*Executive Managing Director*

t 801-578-5522

lucas.burbank@nmrk.com

#### **BEN RICHARDSON**

*Senior Managing Director*

t 801-746-4733

ben.richardson@nmrk.com

DISCLAIMER: All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof, and not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision that recipient may make in response to this publication, and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial, and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download, or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.

**NEWMARK**



[nmrk.com](http://nmrk.com)