



DEER PARK

70 East 1100 South | American Fork, UT 84003 | Now Leasing

► **virtual tour** | ► **virtual flyover**

**LAST REMAINING
SPACE**



SITE OVERVIEW

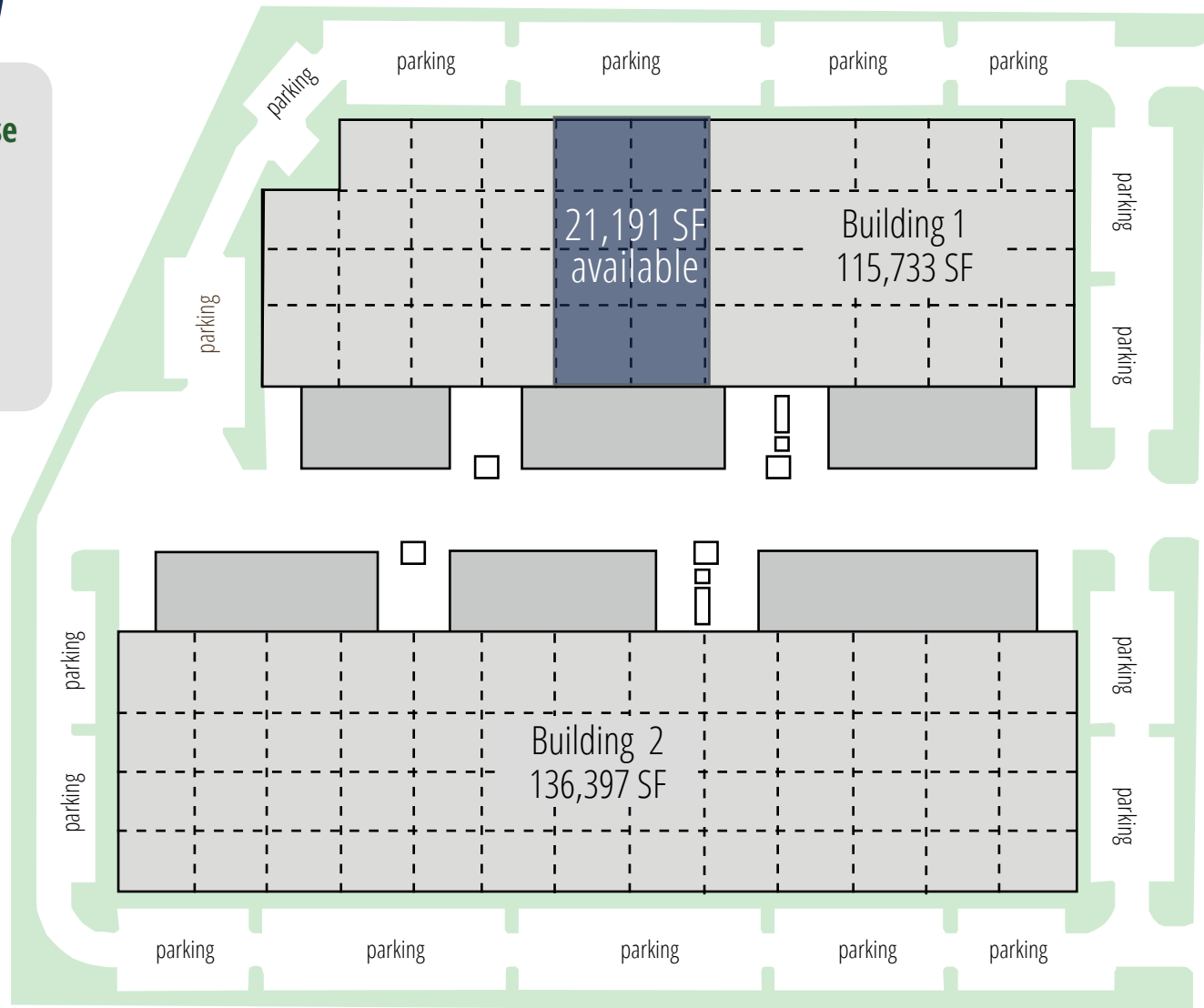
252,130 SF Office & Warehouse

21,191 SF Total Available

Additional Yard Space Available to Lease

Ready for Tenant Improvements

- Available
- Leased





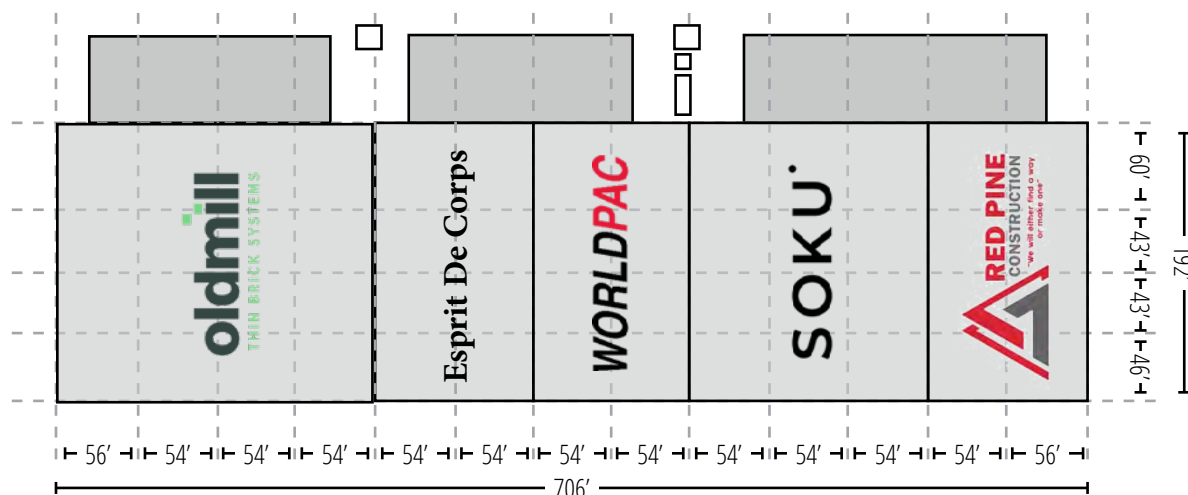
BUILDING 1 FLOOR PLAN

| | |
|--------------------------|-----------------------|
| Total Building SF | 115,733 SF |
| Available SF | 21,191 SF |
| Minimum Divisibility | 21,191 SF |
| Clear Height | 32' |
| Dock-high Doors | 3 |
| Grade-level Doors | 1 |
| Building Construction | Concrete tilt-up |
| Sprinkler | NFPA-13 ESFR |
| Parking | 197 stalls |
| Yard | 2 acre (lease option) |



► **view online**

 Available  Leased



BUILDING 1 ELEVATIONS



BUILDING 2 ELEVATIONS

EAST



WEST



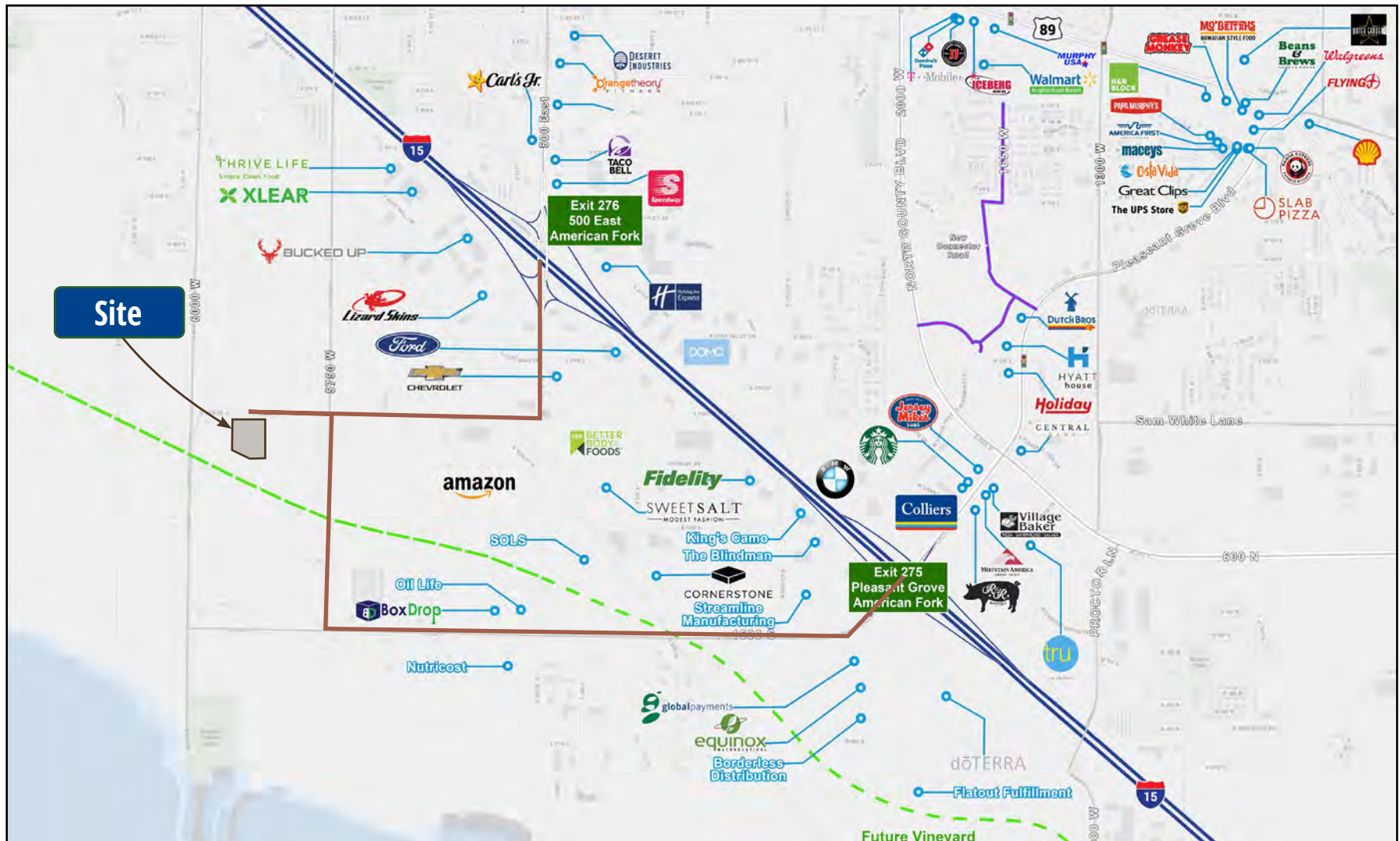
SOUTH



NORTH



SITE MAP



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

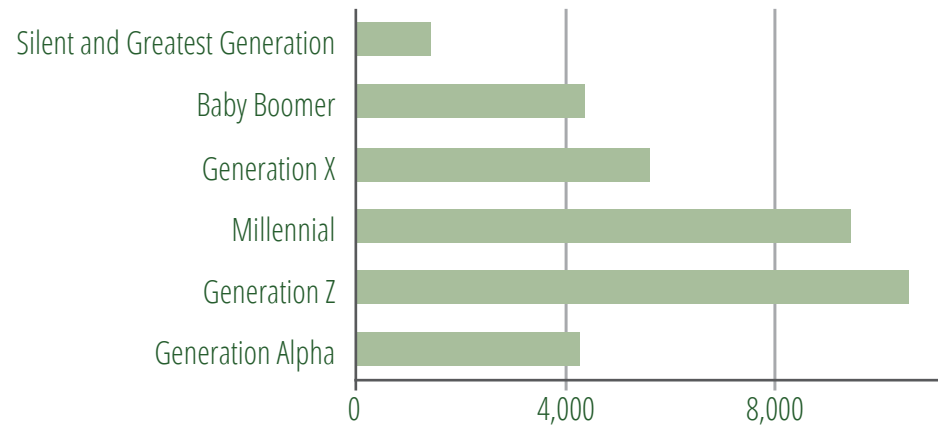
White Collar
72.5%

Blue Collar
15.8%

Services
11.7%

Unemployment
2.9%

2023 POPULATION BY GENERATION



UTAH COUNTY MAJOR OCCUPIERS

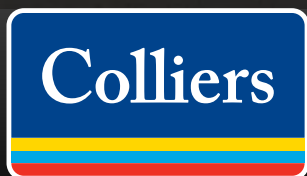


CROSSROADS OF THE WEST

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 | 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 |



Accelerating success.

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