

Catalyst Business Park

Building #5: 268 East 1600 South, American Fork, Utah 84003



Roderick Realty

www.roderickrealty.com
801-506-5005

PROPERTY FEATURES:

- Class A Warehouse Space
- 3 Ground Level
- 15 Dock High Doors
- 28' – 32' Clear Height
- Bay Size: 56' x 47'
- Easy I-15 Access
- 112 Parking Stalls

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Builders[®] FirstSource

SUITE #4
27,029 SQ. FT.

SUITE #3
27,333 SQ. FT.

SUITE #2
27,333 SQ. FT.

SUITE #1
41,147 SQ. FT.

CATALYST BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK,
UTAH 84003

LOT:	7.00 AC (305,080 SF)
BUILDING:	122,842 SF
LOADING AREA:	120'-0"
9'X10' DOCK LEVEL:	24
12'X14' GRADE LEVEL:	4
POWER:	2000 AMPS 277/408V 3-PHASE
TRAILER COURT:	120'-0"
VEHICLE PARKING:	213
BAY SIZE:	56'X60'
CEILING HEIGHT:	28'-0" - 32'-0" CLEAR
FIRE SPRINKLERS:	ESFR



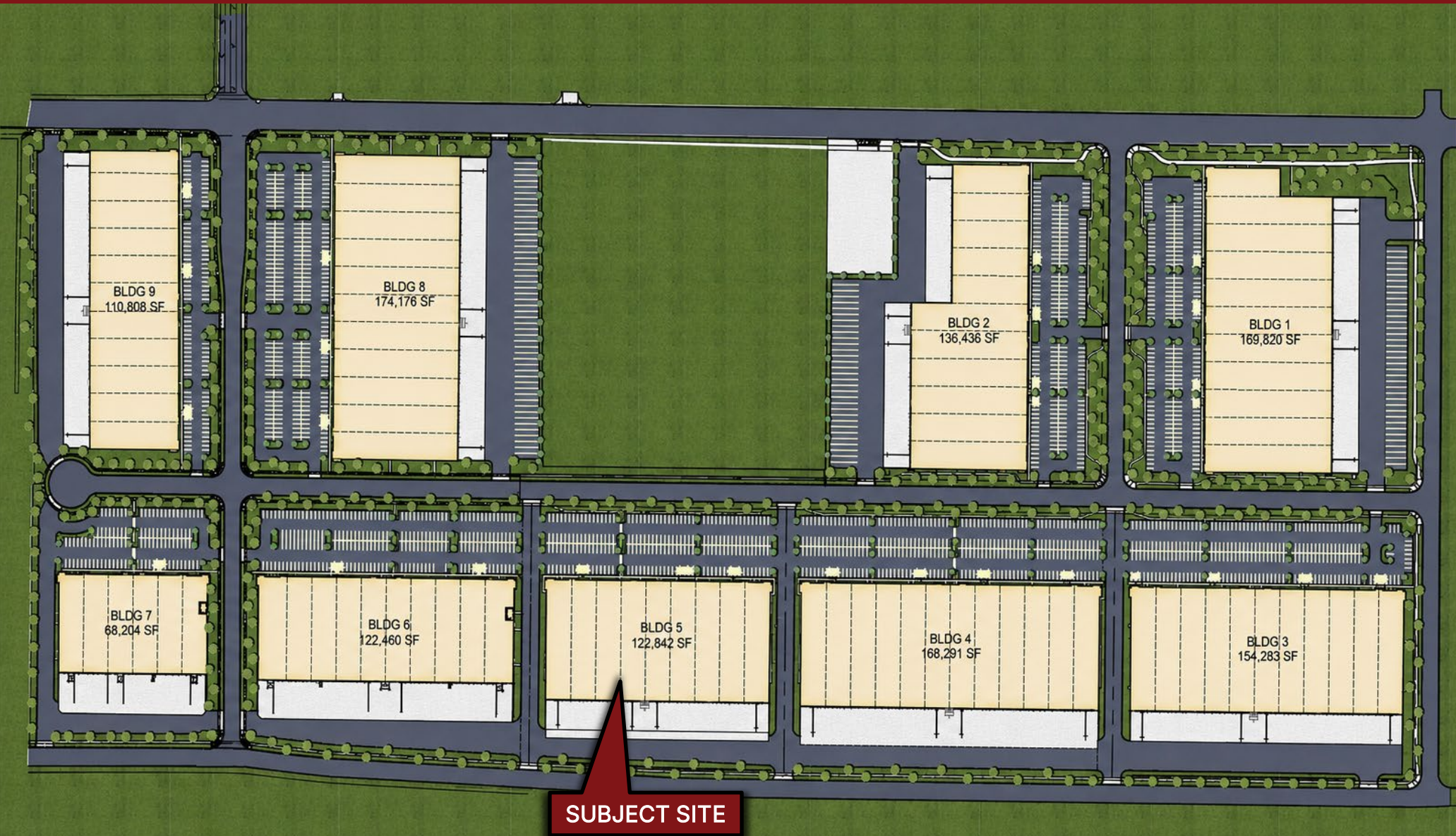
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The information contained herein has been given to us by the owner or obtained from other reliable sources. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors, projections, opinions, assumptions or estimates used herein are for example only and represents the current or future performance of the property. The value of this investment depends on tax and other factors which should be evaluated by your tax financial and legal advisors. YOU AND YOUR ADVISOR SHOULD VERIFY PROPERTY INFORMATION TO DETERMINE TO YOUR SATISFACTION THE PROPERTY FOR YOUR NEEDS.

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SUBJECT SITE



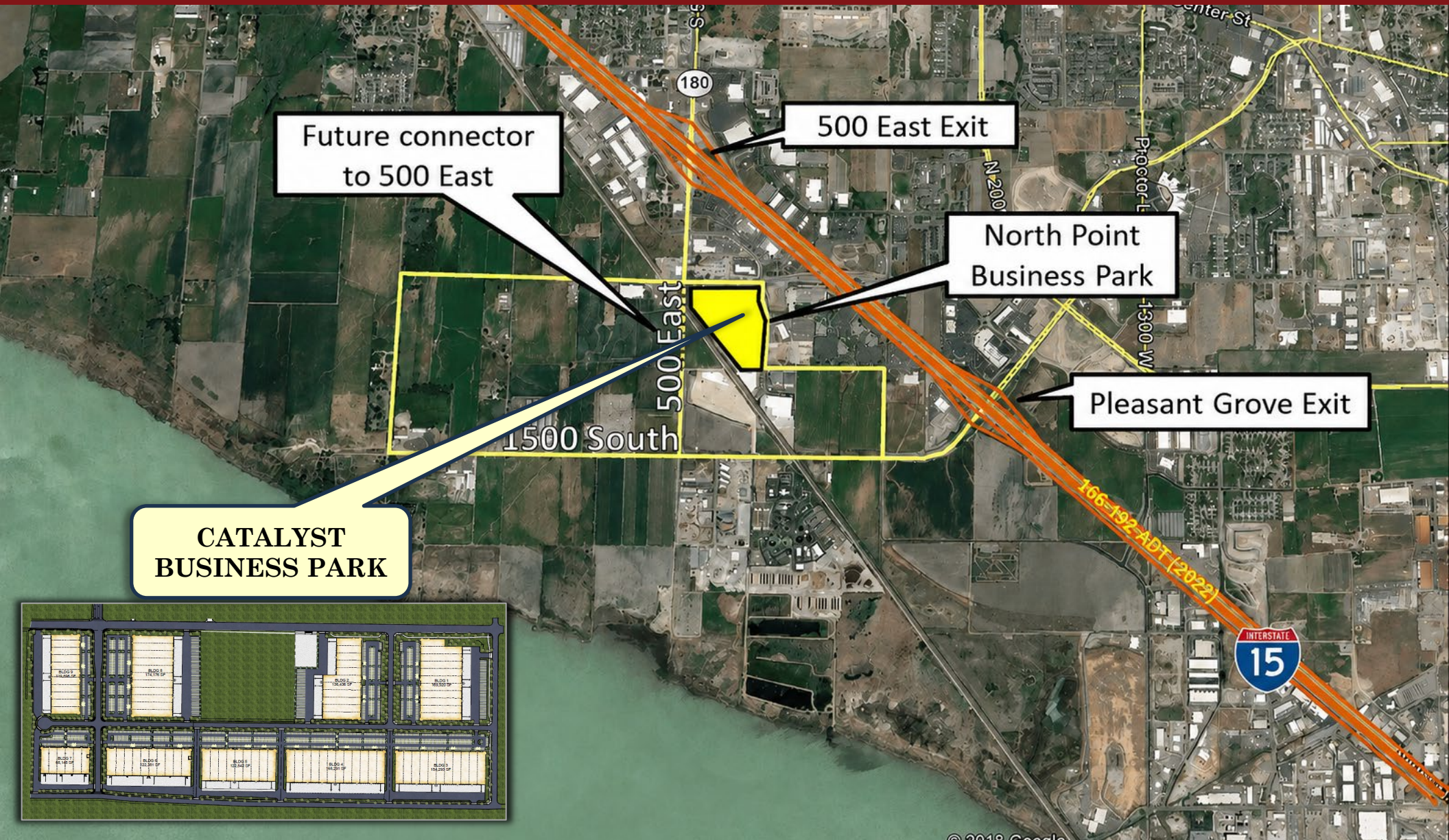
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