



FOR SALE OR LEASE

INDUSTRIAL

FACILITY

737 EAST 1180 SOUTH
AMERICAN FORK, UTAH

CONTACT BROKERS FOR PRICING

AMERICAN FORK

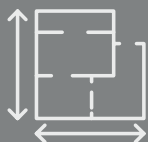
Manufacturing/ Distribution Building

The property is a $\pm 140,098$ -square-foot, custom-built property on ± 9.56 acres with an adjacent ± 3.77 acres that may be purchased or leased separately, for up to ± 13.33 acres in American Fork, Utah. Featuring a balanced mix of warehouse and office space, the building offers 14 dock-high and 3 ground-level doors, 30-foot clear height, and 365 parking stalls. Zoned GC-2 and fully leased through April 30, 2027 under a NNN lease, the property is strategically located near I-15 with strong access to labor and major employers. This asset presents a versatile opportunity for continued investment, future repositioning, or owner-user occupancy in a high-growth industrial submarket.



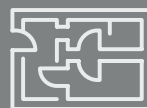
$\pm 140,098$

total square feet situated on
 ± 9.56 acres



$\pm 94,298$

square foot warehouse



$\pm 45,800$

square foot office



30'

minimum clear height

±140,098-square-foot custom built industrial facility

Property Overview

The property is a custom-built, ±140,098-square-foot industrial facility situated on ±9.56 acres with an adjacent ±3.77 acres that may be purchased or leased separately, for up to ±13.33 acres in the thriving American Fork submarket of Utah County. Constructed in 1998, the building features ±94,298 square feet of warehouse space and ±45,800 square feet of high-quality office space.

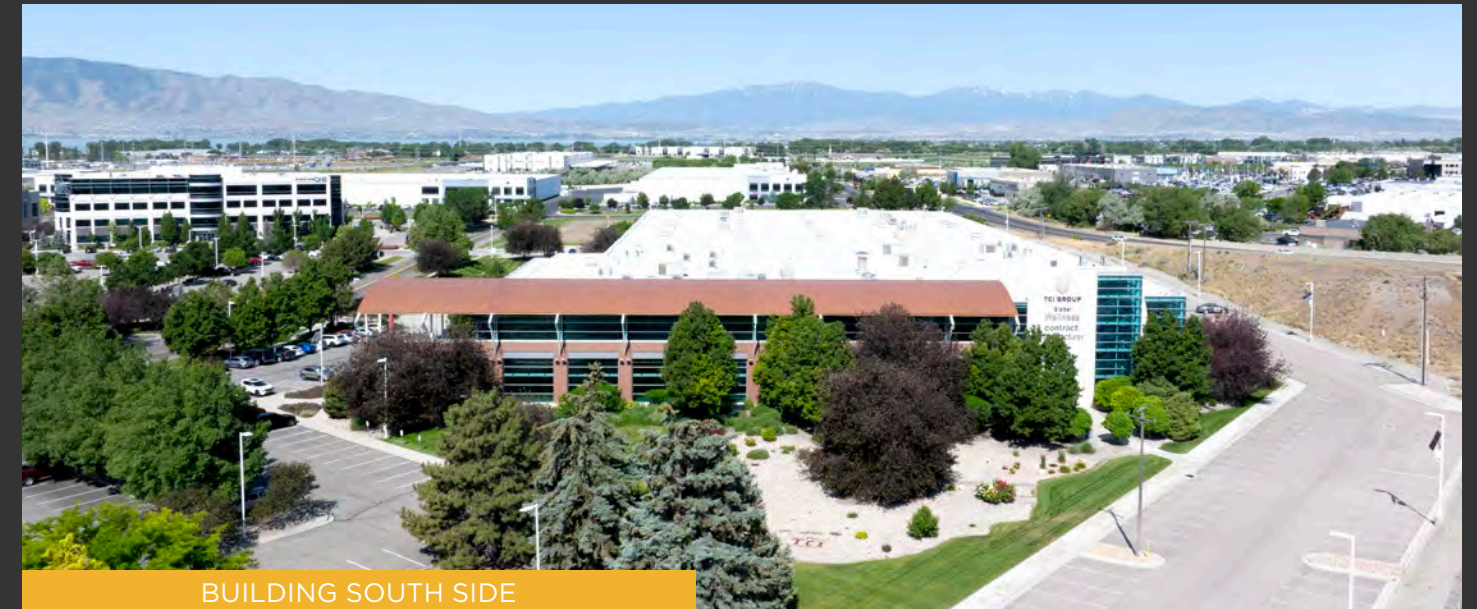
Key features include:

- 14 dock-high and 3 ground-level loading doors
- 30-foot clear height
- 365 parking stalls
- GC-2 zoning, allowing for a wide range of industrial and commercial uses

The property is currently 100% leased under a NNN lease through April 30, 2027. Strategically located just off I-15, the facility offers excellent access to regional transportation routes, a strong labor pool, and proximity to major employers. The American Fork area continues to attract investment from manufacturing, logistics, and tech industries, underscoring the long-term strength of the location.

Property Highlights

- ±140,098 total square feet situated on ±9.56 acres
- ±94,298 SF warehouse
- ±45,800 SF office
- Includes offices, labs, cooler, manufacturing and warehouse space
- 30' minimum clear height
- Fourteen (14) dock high loading doors
- Three (3) ground level loading doors (9'x10', 10'x12' and 14'x14')
- 3000 amp, 277/480 volt, 3-phase power supply (buyer/tenant to verify)
- Wet-Pipe Sprinkler System
- High efficiency warehouse lighting
- Evaporative coolers in warehouse
- Concrete-tilt construction
- 365 auto parking stalls
- Year Built: 1998
- Zoning: GC-2 (Planned Commercial District)
- Adjacent ±3.77 acres may be purchased/leased separately
- I-15 Freeway visibility
- Convenient access to I-15 via both 500 East and Pleasant Grove Blvd



±45,800-square-foot office
±94,298-square-foot warehouse



BULL-PEN OFFICE AREA



BULL-PEN OFFICE AREA



DOCK DOORS



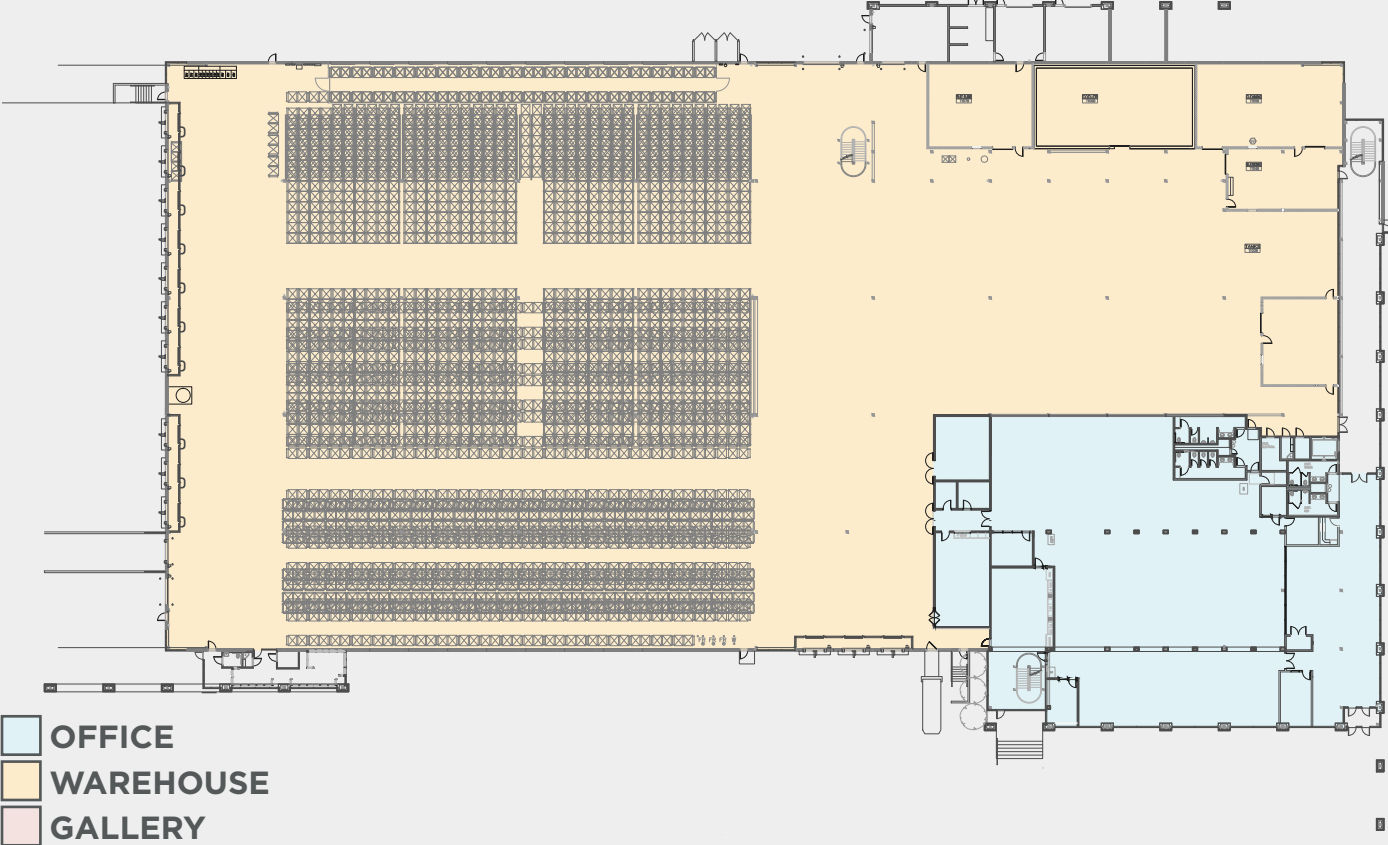
SECOND FLOOR HALLWAY



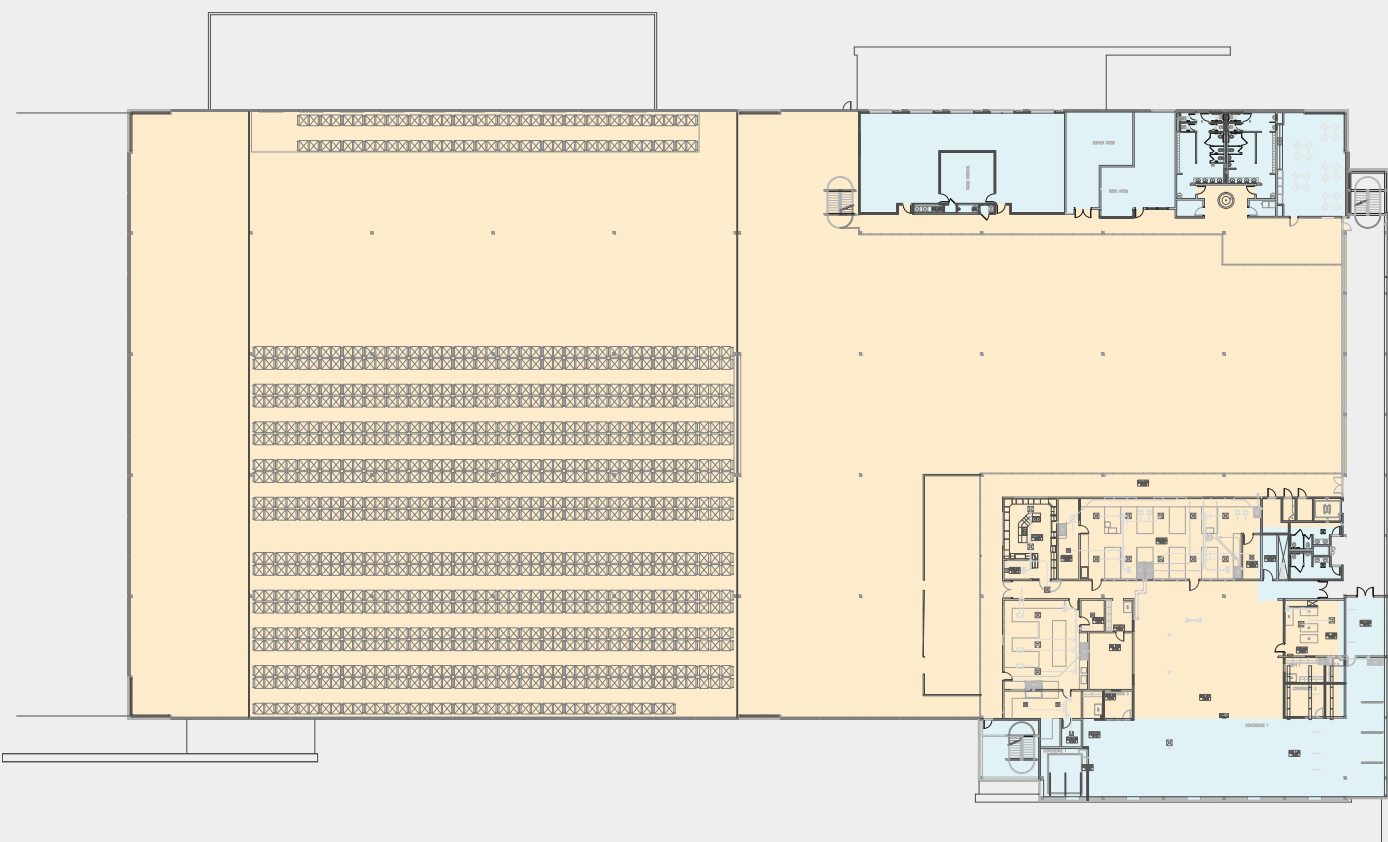
DOCK DOORS

Floor Plans

First Floor



Second Floor



Premises



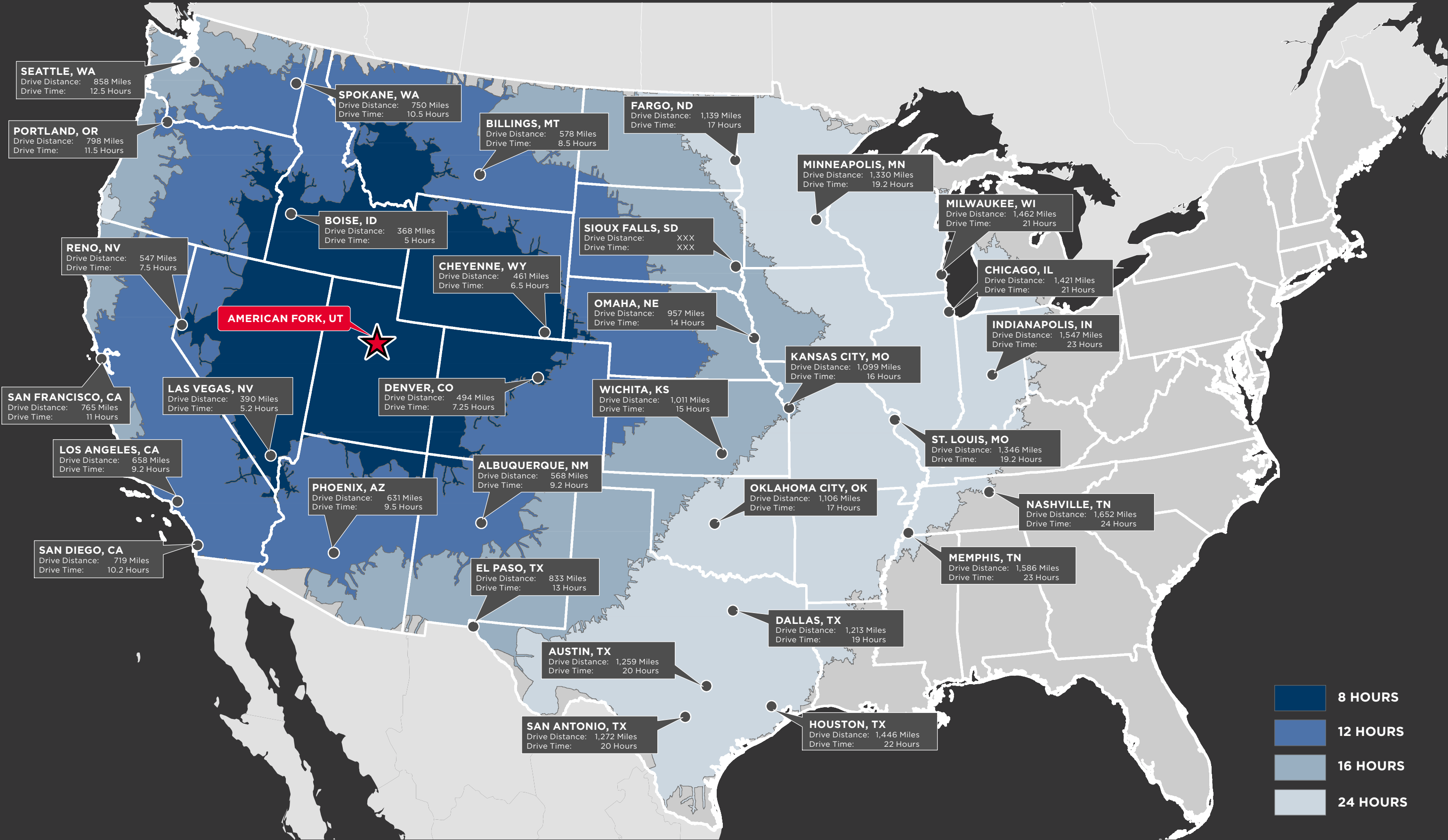
Location Map



Area Map



Trucking Travel Distances from American Fork, Utah



Utah County | Industrial Market

Utah County, located in the heart of Utah’s Wasatch Front, is a significant hub for industrial real estate, driven by its strategic location, robust economic growth, and proximity to major transportation networks. As part of the broader Salt Lake City metropolitan area, Utah County has emerged as a key player in the industrial sector, benefiting from the state’s business friendly environment, growing population, and the rise of e-commerce. Cities like Lindon, Utah, contribute significantly to this vibrant market with their industrial parks and strategic positioning.

STRATEGIC LOCATION & INFRACTURE

Utah County’s industrial market benefits from its proximity to major transportation networks, including Interstate 15, which connects it to Salt Lake City and other national markets. American Fork’s location along I-15 enhances its role as a logistics and distribution hub, with easy access to rail lines and the Salt Lake City International Airport. This infrastructure supports Utah’s position as a major distribution center for the Western United States, attracting e-commerce giants and logistics firms to the area.

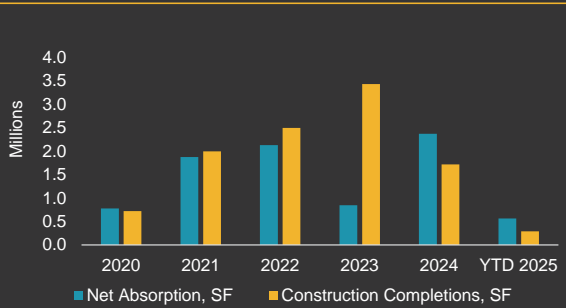
DIVERSE ECONOMY

Utah County is part of Utah’s diverse and resilient economy, ranked among the strongest in the nation by U.S. News & World Report. Key industries driving industrial demand include manufacturing, logistics, and technology. Manufacturing, Utah’s fifth-largest industry, accounts for 7% of state employment and 11% of GDP.

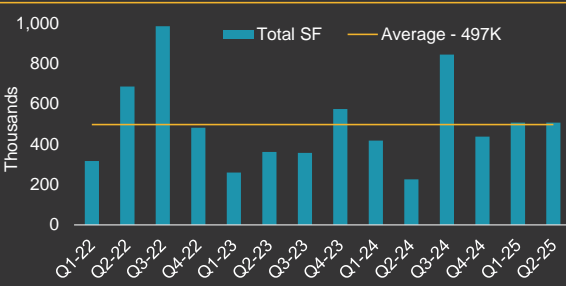
BUSINESS-FRIENDLY CLIMATE

Utah’s low tax rates, including a 5% flat personal income tax and a 4.65% base sales tax, combined with tax incentives for businesses, make Utah County, including American Fork, an attractive destination for industrial tenants. The state’s proactive economic policies, supported by the Governor’s Office of Economic Opportunity, encourage investment in industrial real estate. Furthermore, the rise of e-commerce has significantly impacted Utah County’s industrial market, with companies expanding or establishing operations to meet growing online demand. Since 2019, the market has experienced robust demand for warehouse and distribution space, with total absorption surpassing 200 MSF.

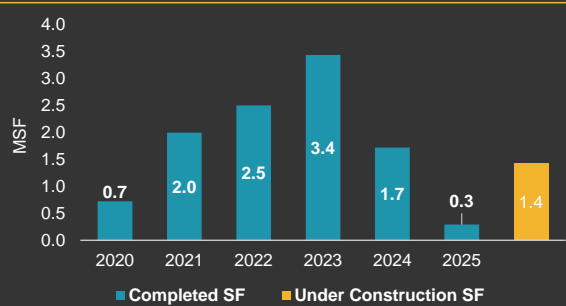
SPACE DEMAND / DELIVERIES



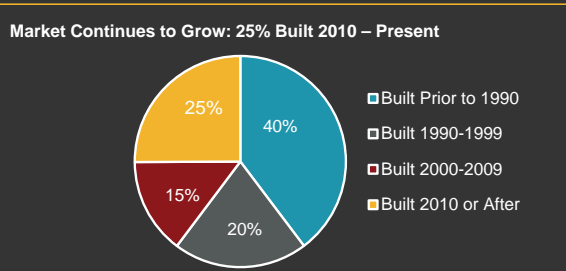
NEW LEASING ACTIVITY - EXCLUDING RENEWALS



CONSTRUCTION COMPLETIONS BY YEAR IN SF



NEW CONSTRUCTION BY YEAR



Utah Distribution

43,155 Miles
of highways
and roads

695 Million
pounds of air
cargo &
freight annually

1,400 Miles
of railroad track

Utah Lifestyle

222
Days of Sunshine
in Salt Lake City
bestplaces.net

3,247
Trails
Hiking Trails in Utah
alltrails.com

15
Major Ski Resorts
In Utah
visitutah.com

Nine
13ers
(13,000+ foot
mountains) in Utah
utah.com

4,705
Miles
Mountain Biking Trails
in Utah
mtbproject.com

80,000
Miles
OHV Trails in Utah
recreation.utah.gov

5
National Parks
in Utah
nps.gov

45
State Parks
in Utah
stateparks.utah.gov

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