



**CORNER: E. TRINITY, S. VIEW DR. & SIVERLING RD  
 CLARION, PA 16214**

**FOR LEASE, SALE OR BUILD TO SUIT: 3.26 ACRES**

**SITE SUITABLE FOR  
 RESIDENTIAL, FLEX SPACE,  
 OR MIX-USE**

<b>Lot</b>	6
<b>Acreage</b>	3.26
<b>Municipality</b>	Monroe Township, Clarion County
<b>Zoning</b>	None – Trinity Point DCR Apply
<b>Frontage</b>	333' - E. Trinity Dr., 394' - S. View Dr., 332' – Siverling Rd.
<b>Pad Area</b>	Ready to grade to specific use
<b>Parcel ID</b>	Part of 019-030-011-000-00
<b>Taxes</b>	No local or state taxes through 2024 as part of a Keystone Opportunity Zone (KOZ)
<b>Utilities</b>	All utilities are fully installed, including: <b>Comcast, Verizon, Level-3 100/100Gbps Dedicated Internet available, remote terminal with multiple options on site</b> Electric: West Penn Power 3-phase Natural Gas: National Fuel - 2" & 4" Water: Pennsylvania American Water - 8" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System
<b>Site Status</b>	Subdivided ready to grade for tenant
<b>Location</b>	I-80: 28,000 average daily traffic, signalized intersection, 3 miles to Clarion University of PA
<b>Price</b>	Email us for details

**WHY TRINITY POINT?**

**ALL Utilities & Permits in Place**

- Flexible lot sizes: 0.78 – 12 acres
- Direct access to I-80 Exit 62
- Will subdivide, land lease, build to suit or sale
- Keystone Opportunity Zone (KOZ)
- Heavy Truck Road System in Place
- Dedicated Internet 100/100Gbps with multiple providers
- 500 plus hotel rooms at Exit 62
- Primary Health Network and Butler Health System on site
- Signage options available
- Trinity Point Church seating 600 with 5,000 sq. ft. banquet space

**Clarion Trinity Development Co., Owner**

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