



**MONROE WOODS DRIVE, CLARION, PA 16214**  
**FOR SALE OR BUILD TO SUIT: 1.94 ACRES**

**SUITABLE FOR MULTIPLE USES**

<b>Lot</b>	19
<b>Acreage</b>	1.94
<b>Municipality</b>	Monroe Township, Clarion County
<b>Zoning</b>	None – Trinity Point DCR Apply
<b>Frontage</b>	391' on Monroe Woods Drive
<b>Pad Area</b>	Ready to grade for tenant
<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-3 100/100Gps Dedicated Internet available, remote terminal with multiple options on site</b> Electric: West Penn Power 3-phase Natural Gas: National Fuel - 2" Water: Pennsylvania American Water - 8" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System
<b>Site Status</b>	Subdivided
<b>Location</b>	I-80: 28,000 average daily traffic, signalized intersection with direct access to I-80
<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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