



Clarion Trinity Development Co.
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MONROE WOODS DRIVE, CLARION, PA 16214
FOR SALE OR BUILD TO SUIT: 8.66 ACRES

SUITABLE FOR MULTIPLE USES

Lot	20
Acreage	8.66
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	709' on Monroe Woods Drive includes cul de sac
Pad Area	Ready to grade for tenant
Parcel ID	Part of 019-030-011-000-00
Taxes	No local or state taxes through 2024 as part of a Keystone Opportunity Zone (KOZ)
Utilities	All utilities are fully installed, including: Comcast, Verizon, Level-3 100/100Gps Dedicated Internet available, remote terminal with multiple options on site Electric: West Penn Power 3-phase Natural Gas: National Fuel - 2" with access to 6" supply line Water: Pennsylvania American Water - 8" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System
Site Status	Subdivided
Location	I-80: 28,000 average daily traffic, signalized intersection with direct access to I-80
Price	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