



EAST TRINITY DRIVE, CLARION, PA 16214
FOR LEASE, SALE OR BUILD TO SUIT: 3.28 ACRES

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

Lot	8
Acreage	3.28
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	East Trinity Drive – flexible access to suit tenant
Pad Area	Ready to grade to specific use
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-3 100/100Gbps Dedicated Internet available, remote terminal with multiple options on site Electric: West Penn Power 3-phase Natural Gas: National Fuel - 4" Water: Pennsylvania American Water - 8" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System
Site Status	Subdivided ready to grade for tenant
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