



WEST TRINITY DRIVE, CLARION, PA 16214
FOR LEASE or SALE: 9.7 ACRES

**SITE SUITABLE FOR RETAIL,
 COMMERCIAL OR MIX-USE**

Lot	3
Acreage	9.7
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	600' on W. Trinity Dr.
Pad Area	Ready to grade to suit 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-3 100/100Gbps Dedicated Internet available, remote terminal with multiple options on site Electric: West Penn Power Natural Gas: National Fuel - 4" Water: Pennsylvania American Water - 8" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System
Site Status	Subdivide – owner will re-subdivide
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

Clarion Trinity Development Co., Owner

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