

LOT 4 DETAILS



SITE SUITABLE FOR:
RETAIL • RESTAURANT •
MICRO EDGE DATA CENTER •
MIXED-USE • COMMERCIAL

Amenities of Lot 4

- PA Route 68 road frontage
- West Penn Power, 3-phase service via 12,000 kV transmission line from Clarion's substation
- Lot 4 can be combined with Lot 3 for 12 total acres and direct access to 25,000 KV line
- Redundant power supply
- Lot development ready to 70% impervious coverage
- Remote terminal with Verizon, AT&T; Comcast main fiber loop
- Permits and utilities in place

CORNER S.R. 68 & WEST TRINITY DRIVE
CLARION, PA 16214
FOR SALE or LEASE: 2.34 ACRES

Lot	4
Acreage	2.34
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	188' on S.R. 68 with Right-In/Right-Out and 400' 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 2034 as part of a Keystone Opportunity Expansion Zone (KOEZ)
Utilities	All utilities are fully installed, including: <i>Internet:</i> Dedicated fiber internet with speeds exceeding 100/100 Gbps with multiple providers; <i>Electric:</i> West Penn Power; <i>Natural Gas:</i> National Fuel - 4"; <i>Water:</i> Pennsylvania American Water - 8" main; <i>Sewer:</i> Monroe Township Sewage - 8" main; <i>Storm Water:</i> Trinity Point System
Site Status	Subdivided
Location	I-80: 25,000 average daily traffic; signalized intersection with direct access to I-80
Price	Email for details

Clarion Trinity Development Co., Owner

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