

LOT 14A DETAILS



**SUITABLE FOR
OFFICE OR RETAIL**

Amenities of Lot 14A

- West Penn Power, 3-phase service via 12,000 kV transmission line from Clarion's substation
- Redundant power supply
- Onsite power generation with natural gas permitted
- Lot development ready to 70% impervious coverage
- Geothermal cooling permitted
- Remote terminal with Verizon, AT&T; Comcast main fiber loop
- Water: PA American Water 12" main
- Sewage: Monroe Twp. 8" main
- Trinity Point stormwater system
- Permits and utilities in place

North Point Drive, CLARION, PA 16214

FOR SALE or LEASE: 0.78 ACRES

Lot	14A
Acreage	0.78
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	North Point Dr. 118' and E. Pinnacle Drive 426'
Pad Area	Pad ready for tenant approximately 25,000 sq. ft.
Parcel ID	Part of 019-030-016-005
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"
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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