



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

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
- Signage options available
- Trinity Point Church community center seating 600

WEST TRINITY DRIVE, CLARION, PA 16214

FOR LEASE or SALE: 9.7 ACRES

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 2034 as part of a Keystone Opportunity Zone (KOZ)
Utilities	All utilities are fully installed, including: Dedicated internet 100/100Gbps with multiple providers (Comcast main loop; Verizon/AT&T remote terminal on site) <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	Subdivide – owner will re-subdivide
Location	I-80: 25,000 average daily traffic; signalized intersection with direct access to I-80
Price	Email us for details