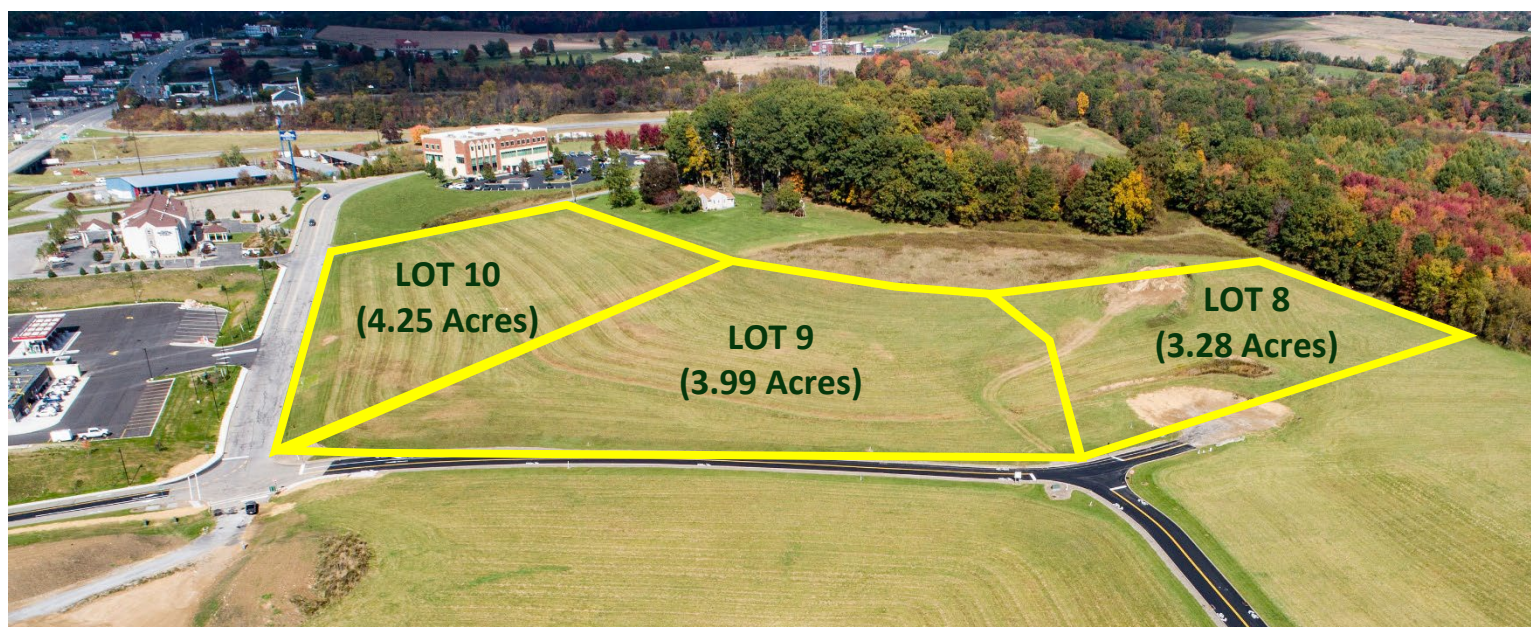


LOTS 8, 9 & 10 DETAILS



EAST TRINITY DRIVE, CLARION, PA 16214

FOR SALE or LEASE: 11.52 TOTAL ACREAGE

Lots	8, 9, and 10 sold together or separately
Acreage	3.28, 3.99, and 4.25, respectively
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 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 permitting up to 70% impervious coverage
Site Status	Subdivided ready to grade for tenant
Location	Signalized intersection with direct access to I-80
Price	Email for details

SITE SUITABLE FOR: EDGE & REGIONAL DATA CENTERS • TECHNOLOGY • WAREHOUSE & INDUSTRIAL • HOUSING • MIXED-USE • RETAIL • RESTAURANTS

Amenities of Lots 8, 9, and 10

- Flexible lot configuration (11.52 acres)
- Access to National Fuel 4" service line and 6" transmission line
- West Penn Power, 3-phase service via 12,000 kV transmission line from Clarion's substation
- Redundant power supply
- Onsite natural gas power generation permitted
- Geothermal cooling permitted
- Remote terminal with Verizon, AT&T; Comcast main fiber loop.
- Permits and utilities in place

Clarion Trinity Development Co., Owner

30 Pinnacle Drive, P.O. Box 445, Clarion, PA 16214 | 814-226-4612 | www.trinitypointmonroe.com

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