

LOT 16 DETAILS



**NORTH POINT DRIVE
CLARION, PA 16214**
FOR SALE or LEASE: 12.97 ACRES

HIGH-VISIBILITY DEVELOPMENT OPPORTUNITY
HOTEL • RESTAURANT • RETAIL • HEALTHCARE • TECHNOLOGY
• DATA CENTER • FLEX/INDUSTRIAL • LOGISTICS

Lot	16
Acreage	12.97
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	More than 1,200' on I-80 and 300' on North Point Drive at cul-de-sac with flexible access to suit tenant
Pad Area	Ready to grade to specific use
Parcel ID	Part of 019-030-016-005-00
Taxes	No local or state taxes through 2034 as part of a Keystone Opportunity Expansion Zone (KOEZ)
Site Status	Will subdivide
Location	I-80: 25,000 average daily traffic; signalized intersection providing direct access to I-80
Water	PA American Water 12" main, Trinity Point Stormwater System for up to 70% impervious coverage
Sewage	Monroe Township 8" main
Price	Email for details

Lot 16 Amenities

- Flexible lot sizes, will subdivide
- Combine with Lot 17 for 22-acres
- Direct frontage on I-80 East, Exit 62
- Heavy truck road system in place
- 500+ hotel rooms at Exit 62
- Signage options available
- 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, and Comcast main fiber loop
- Dedicated fiber internet with speeds exceeding 100/100 Gbps
- Permits and utilities in place

Clarion Trinity Development Co., Owner

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