

*A premier mixed-use development in Clarion, Pennsylvania*

**Build Faster. Operate Smarter. Grow Without Limits.**



### SHOVEL-READY INFRASTRUCTURE

All essential infrastructure and permits are in place  
—so you can break ground with confidence.

- ✓ **Electrical Power:** Dual-feed 3-phase electric (12kV & 25kV) with on-site generation permitted
- ✓ **Site-Ready:** Utilities, stormwater systems, and NPDES, E&S, and stormwater permits secured through 2029
- ✓ **Stormwater Capacity:** Designed for up to 70% impervious coverage
- ✓ **Communications:** Benefit from existing high-speed 100/100 Gbps fiber with Comcast, Verizon, or AT&T. Remote terminal onsite.
- ✓ **Gas:** 4" service and 6" transmission by National Fuel Gas Company
- ✓ **Water:** 12" main by Pennsylvania American Water
- ✓ **Sewer:** Monroe Township Sanitary System
- ✓ **Zoning:** No zoning as part of Monroe Township

### SIGNIFICANT TAX ADVANTAGES

Maximize returns with  
Keystone Opportunity  
Expansion Zone (KOEZ)  
incentives through 2034.

**PA's Computer Data  
Center Equipment  
Program**

#### STATE TAX RELIEF

Corporate net income,  
personal income, sales  
& use

#### LOCAL TAX RELIEF

Property tax, earned  
income, business gross  
receipts

### PRIME INTERSTATE ACCESS

Direct access to I-80 (Exit  
62) and major markets.



Immediate access  
to Interstate 80  
with 25,000 avg.  
daily traffic



90 minutes to  
Pittsburgh



Reach nearly half  
the U.S. population  
within 500 miles

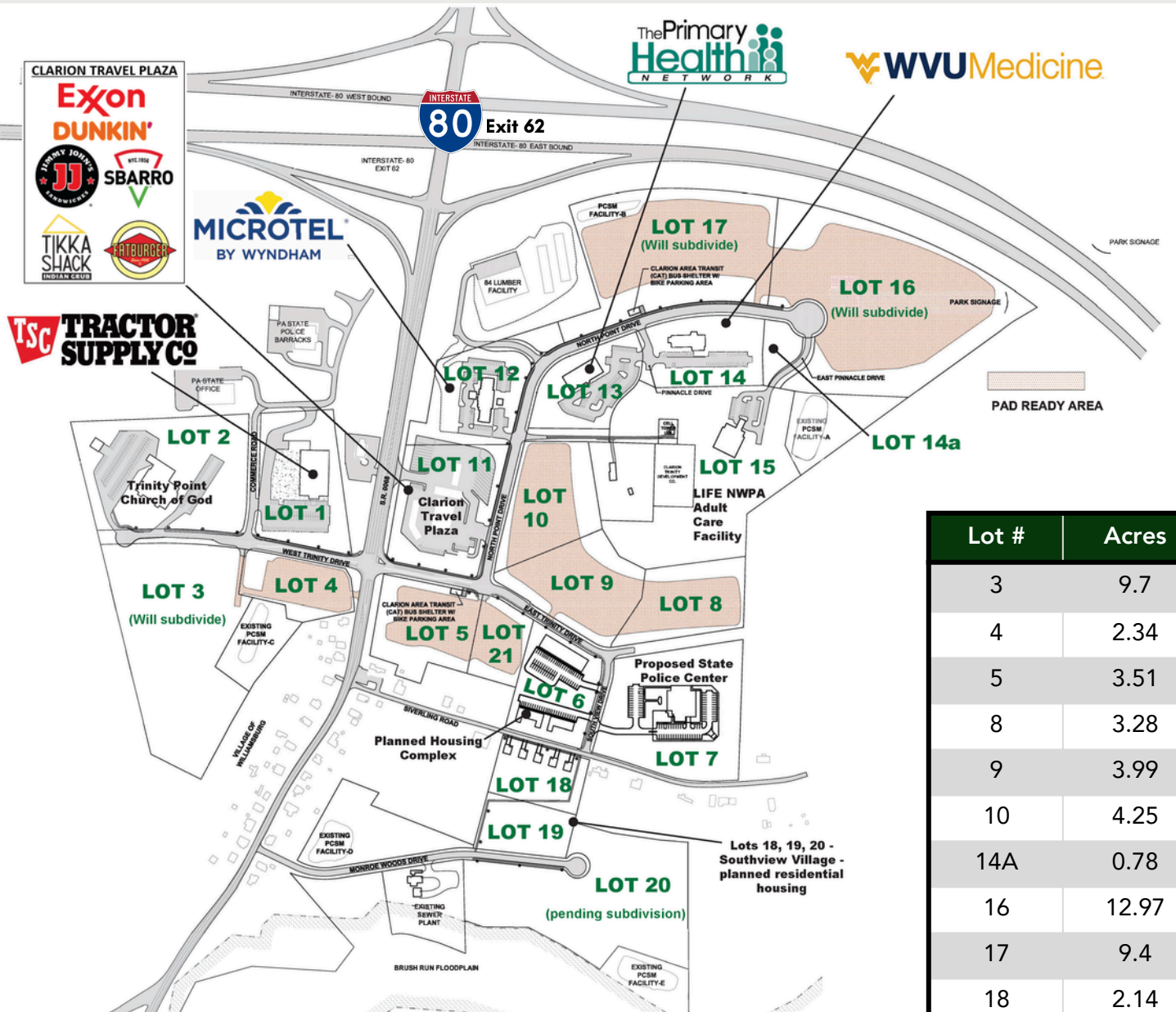


Less than an 8 hr.  
drive to NYC,  
Chicago, DC, and  
Philadelphia

**CLARION TRINITY DEVELOPMENT CO. - OWNER**

814-226-4612 | PO Box 445, Clarion, PA 16214 | Tim Reddinger, General Partner: tim@clarionbiz.com

**www.trinitypointmonroe.com**



| Lot # | Acres |
|-------|-------|
| 3     | 9.7   |
| 4     | 2.34  |
| 5     | 3.51  |
| 8     | 3.28  |
| 9     | 3.99  |
| 10    | 4.25  |
| 14A   | 0.78  |
| 16    | 12.97 |
| 17    | 9.4   |
| 18    | 2.14  |
| 19    | 1.94  |
| 20    | 8.66  |

- Flexible lot sizes range from 0.78 to 22 acres.
- Will subdivide, land lease, or sell available lots



Trinity Point is already home to a diverse mix of successful tenants, including: Microtel Inn & Suites by Wyndham, Clarion Travel Plaza, Life-NWPA, Trinity Point Church of God, Primary Health Network, WVU Medicine, and Tractor Supply.

**A STRATEGIC LOCATION. A READY SITE.  
A SMARTER INVESTMENT.**

*Trinity Point at Monroe is ready for what's next.*