

LOT 3 DETAILS



SITE SUITABLE FOR:
RETAIL • COMMERCIAL •
EDGE DATA CENTER •
MIXED-USE

Amenities of Lot 3

- West Penn Power, 3-phase service via 12,000 kV transmission line from Clarion's substation
- Direct access to 25,000 kV line, crossing Lot 3
- Redundant power supply
- Onsite power generation with natural gas or other sources permitted
- Lot development ready to 70% impervious coverage, approx. 275,000 square ft.
- Geothermal cooling permitted
- Remote terminal with Verizon, AT&T; Comcast main fiber loop
- Permits and utilities in place

WEST TRINITY DRIVE, CLARION, PA 16214

FOR SALE or LEASE: 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 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
Site Status	Subdivided – owner will re-subdivide
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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