



79 NORTH POINT DRIVE, CLARION, PA 16214
FOR LEASE, SALE OR BUILD TO SUIT: 2.316 ACRES

**PAD READY, FULLY PERMITTED
SITE DESIGNED FOR A C-STORE
OR RESTAURANT**

Lot	12-Lease Area B
Acreage	2.316
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	239' on S.R. 68 and 240' on North Point Drive
Pad Area	200' X 270' ready to build or combined with Lot 11
Parcel ID	019-030-016-007-00
Taxes	No local or state taxes through 2024 as part of a Keystone Opportunity Zone (KOZ)
Utilities	All utilities are fully installed, including: Comcast, Verizon, Level-3 100/100Gps Dedicated Internet available, remote terminal with multiple options on site Electric: West Penn Power 3-phase Natural Gas: National Fuel - 4" Water: Pennsylvania American Water - 12" main Sewer: Monroe Township Sewage - 8" main Storm Water: Trinity Point System installed on pad
Site Status	Ready for construction with building permit
Location	I-80: 28,000 average daily traffic, signalized intersection with direct access to I-80
Price	Email us for details

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
- 500 plus hotel rooms at Exit 62
- Primary Health Network and Butler Health System on site
- Signage options available
- Trinity Point Church seating 600 with 5,000 sq. ft. banquet space

NPD Enterprise-1, LP., Owner

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

Tim Reddinger, General Partner: tim@clarionbiz.com | **Miranda Spessard**, Business Manager: miranda@clarionbiz.com