

Site Specific Location Profile

Trinity South



Location Information

Business or Property Name: **Trinity South**
Address of Location: **Hempfield Township**
Mercer County, PA

Site Information

Development Status: Developed Undeveloped Partially Developed
Facility Characteristics: 279,774SF
 Ceiling Height Varies
 Multiple Cranes
 Sale or Lease
 Sprinkler System
Availability: Fully Occupied Partially Occupied Vacant
Acreage: 55 Acres

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Zoning: Industrial

Utilities: Water Sewer Electric Gas Fiber Optics

Rail Access: On-site Via Adjacent Site None

Transportation Facilities: Proximity to Interstate Accessed Via State Route
 Accessed Via Local Road/Street Accessed Via Rail
 Other

Incentive Eligibility

PA Select Site Job Creation Tax Credit
 Keystone Opportunity Zone Research and Development Tax Credit

Recommended Strategy & Comments

Adaptive Reuse
 Selective Demolition
 New Development
 Rehabilitation: Heavy Manufacturing

Applicable Programs & Grants

Loans

Pennsylvania Industrial Development Authority (PIDA)
 Machinery and Equipment Loan Fund (MELF)
 Small Business First (SBF)
 Export Finance Program (EFP)
 Pennsylvania Infrastructure Investment Authority (PENNVEST)
 Underground Storage Tank Upgrade Loan Program (USTULP)

Loan Guarantees

Pennsylvania Capital Access Program (PennCAP)

Local Revolving Loan Funds

Mercer County Industrial Growth Fund (MCIGF)
 Mercer County Infrastructure Development Fund (MCIDF)

Venture Capital

Pennsylvania Early State Partners (PA-ESP)

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Bond Financing

- Pennsylvania Economic Development Financing Authority Bonds (PEDFA)
- Mercer County Industrial Development Authority Bonds (MCIDA)

Training

- Job Training Partnership Act (JTPA)

Grants

- Opportunity Grant Program
- Infrastructure Development Program (IDP)
- Industrial Sites Reuse Program (ISRP)
- Rail Freight Assistance

Technical Assistance

- Industrial Resource Centers (IRC)
- Small Business Development Centers (SBDCs)
- Ben Franklin Partnership: Challenge Grant Program

Redevelopment Assistance

- Redevelopment Assistance Capital Program (RACP) Mercer County, PA