

For Lease
*Up to 3,000,000 SF
of Industrial Space*

Kinfield

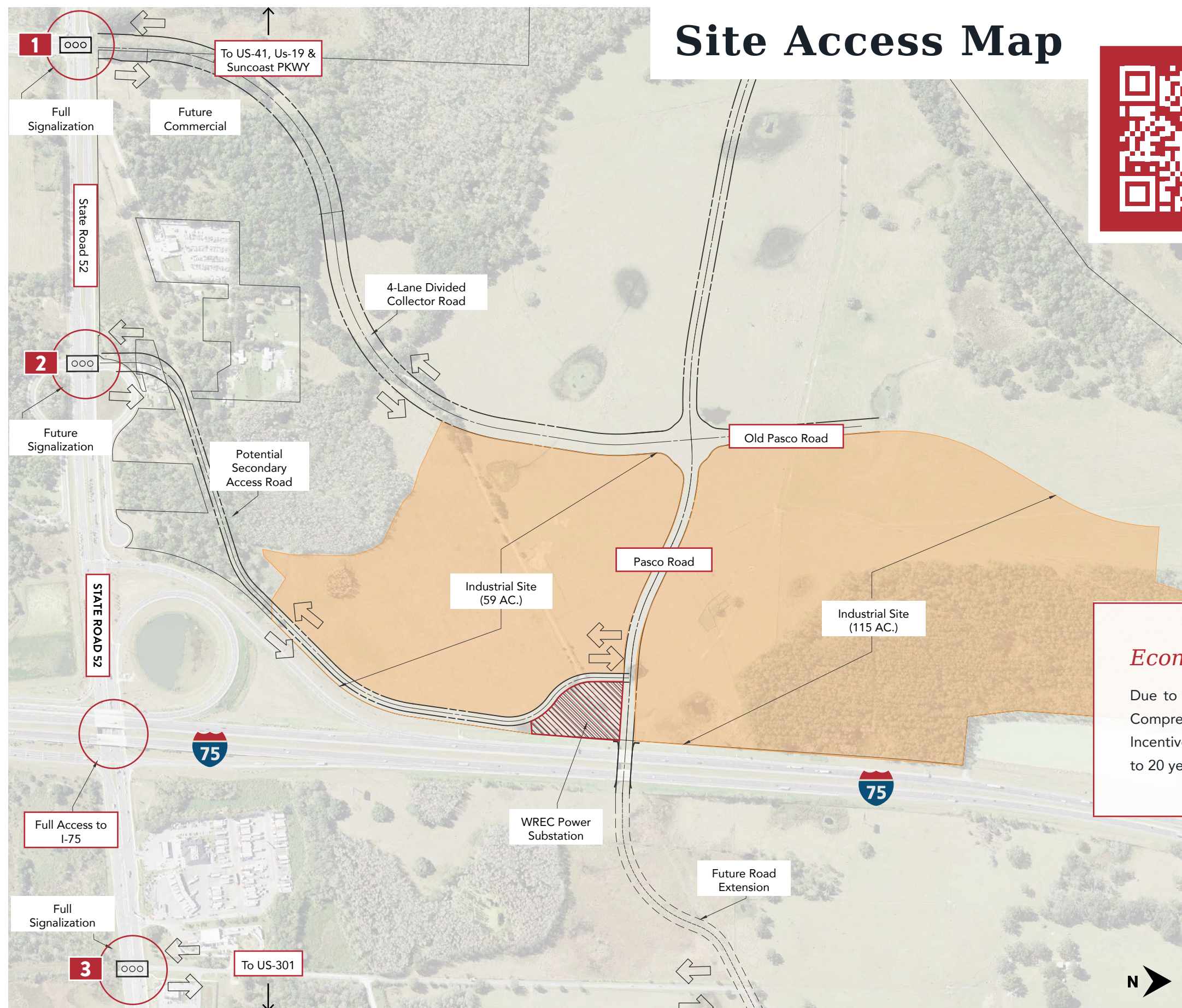


Hines  **JLL**

Class A Industrial Space Available
Pasco County, FL

Kinfield Project

Site Access Map



[View on Google Maps](#)

Kinfield

Kinfield is a fully entitled, transformative Hines mixed-use project in Pasco County spanning 780 acres at the NW corner of I-75 and SR-52. Located in Tampa's primary growth corridor, Kinfield will serve as a major economic hub anchored by up to 3 million square feet of industrial. Industrial users will benefit from exceptional interstate frontage and access, prevalent local labor availability, and maximum site flexibility for facility requirements. As a Hines-led master planned development, Kinfield will set a new standard for placemaking and excellence in Pasco County.

Economic Incentives:

Due to the project's designation as a "Gateway Hub" within Pasco County's Comprehensive Plan, Industrial users will benefit from an approved Economic Incentive Agreement, providing: 1) 50% ad valorem tax reimbursements for up to 20 years¹ and 2) expedited construction plan and permit review.

¹ The 20-year tax reimbursement is subject to the condition precedent of delivery of at least 500K SF of industrial space within the MPUD. The actual reimbursement amount is calculated as the property taxes for that year, less Base Tax Year of 2024 (+/- \$1,000), multiplied by 50%. The total reimbursement amount for all eligible uses within the MPUD shall be capped at approximately \$40M.

Kinfield Project

Kinfield

Kinfield offers unparalleled adaptability for businesses seeking tailored industrial space. Catering to a wide range of tenant needs, with customizable unit sizes, ceiling heights, office-to-warehouse ratios, and specialized features like adjustable loading dock configurations, Kinfield accommodates various truck sizes and logistical requirements. Kinfield can meet specific operational demands, positioning it as an ideal solution for businesses looking to optimize their industrial footprint in the growing Tampa market.

Hines



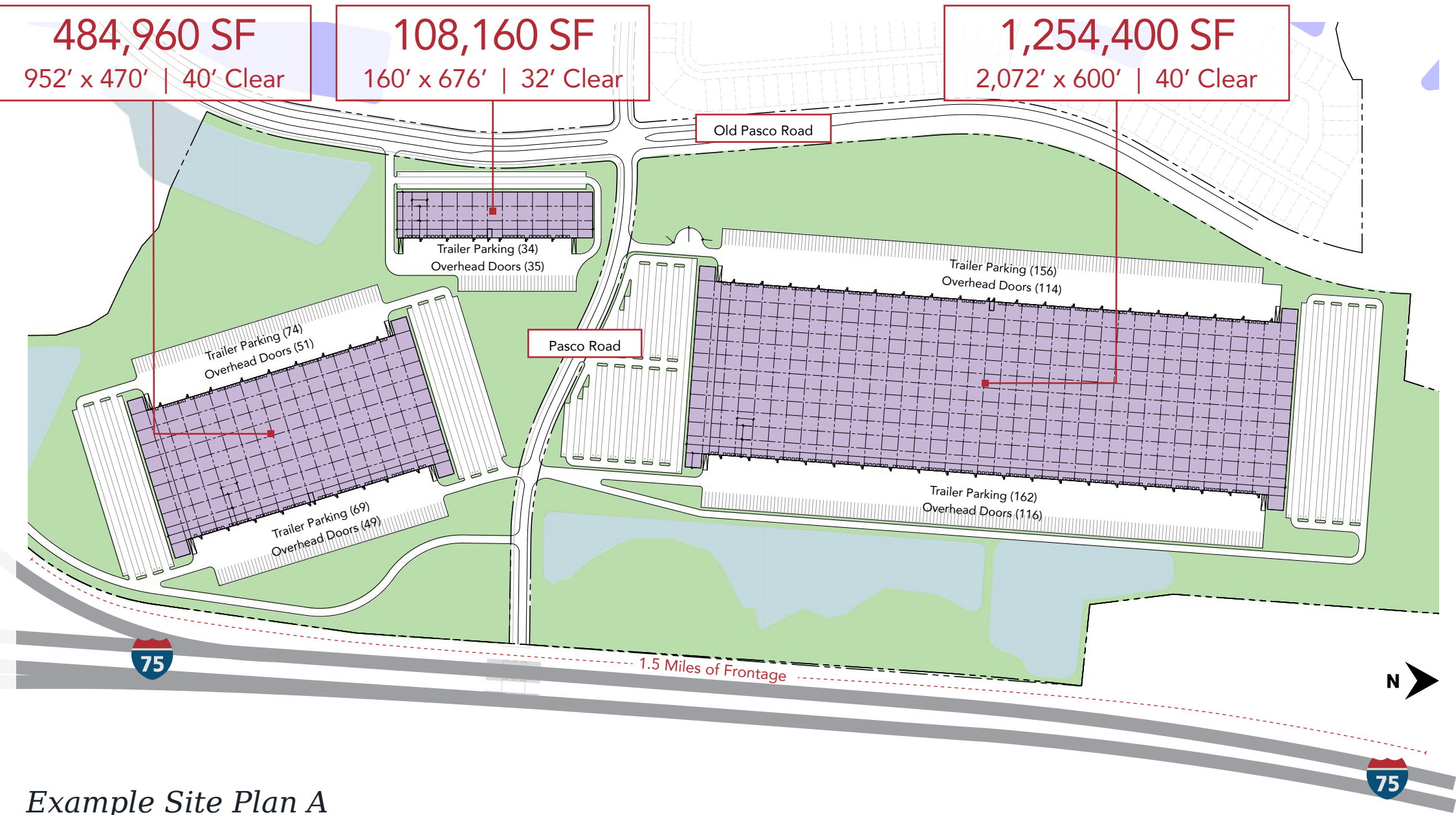
◀ pascoedc.com

175-Acre
Industrial Development

Up to 3M SF
Of Class A Industrial Space

100k - 1.25M SF
Available Range

Q2 2026
Industrial Pad Construction



Kinfield Project

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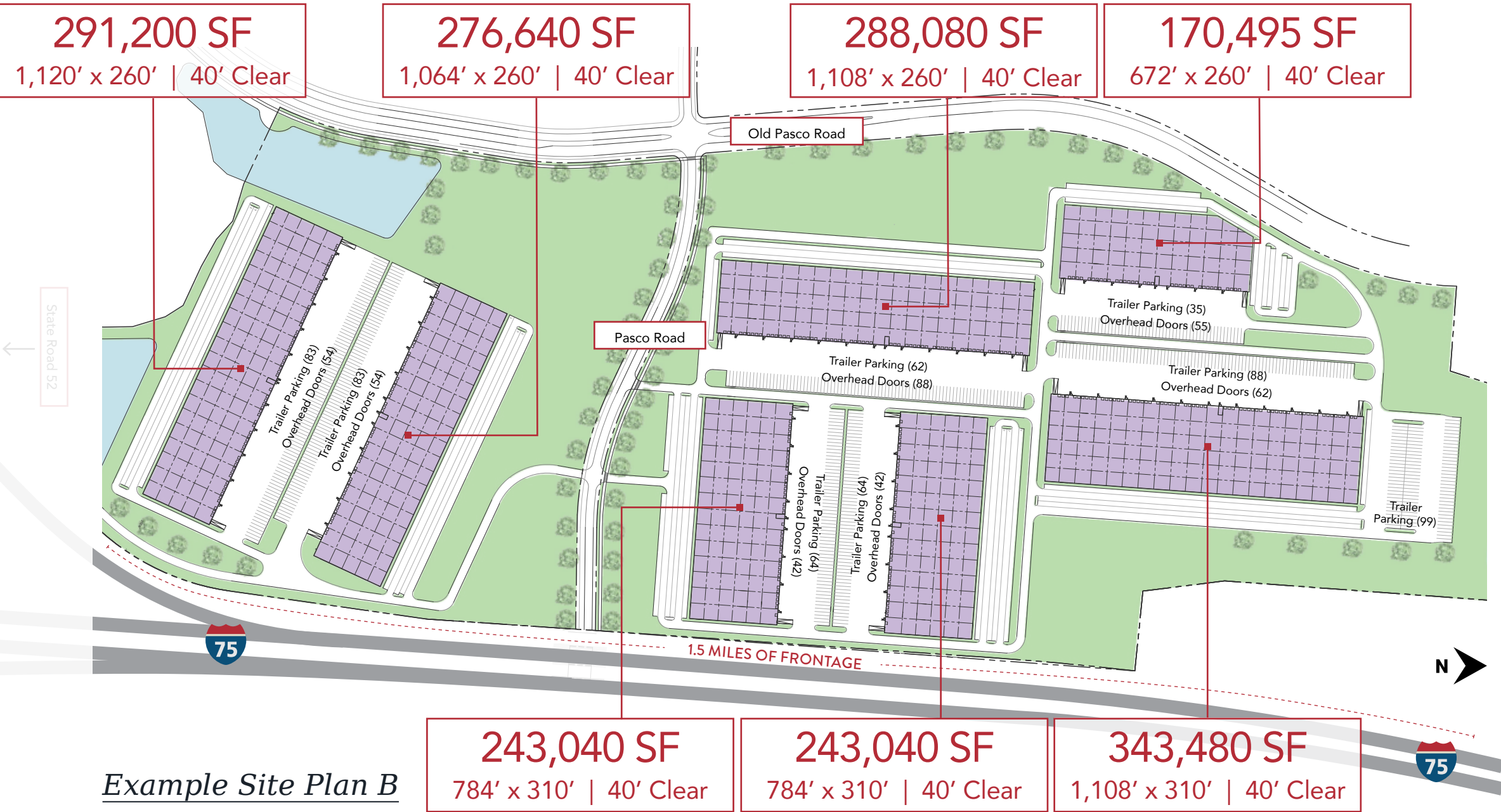
← pascoedc.com

Class A
New construction

Flexible
Configurations available

Corporate
Park setting

Build-to-suit
Lease or purchase



Kinfield Project

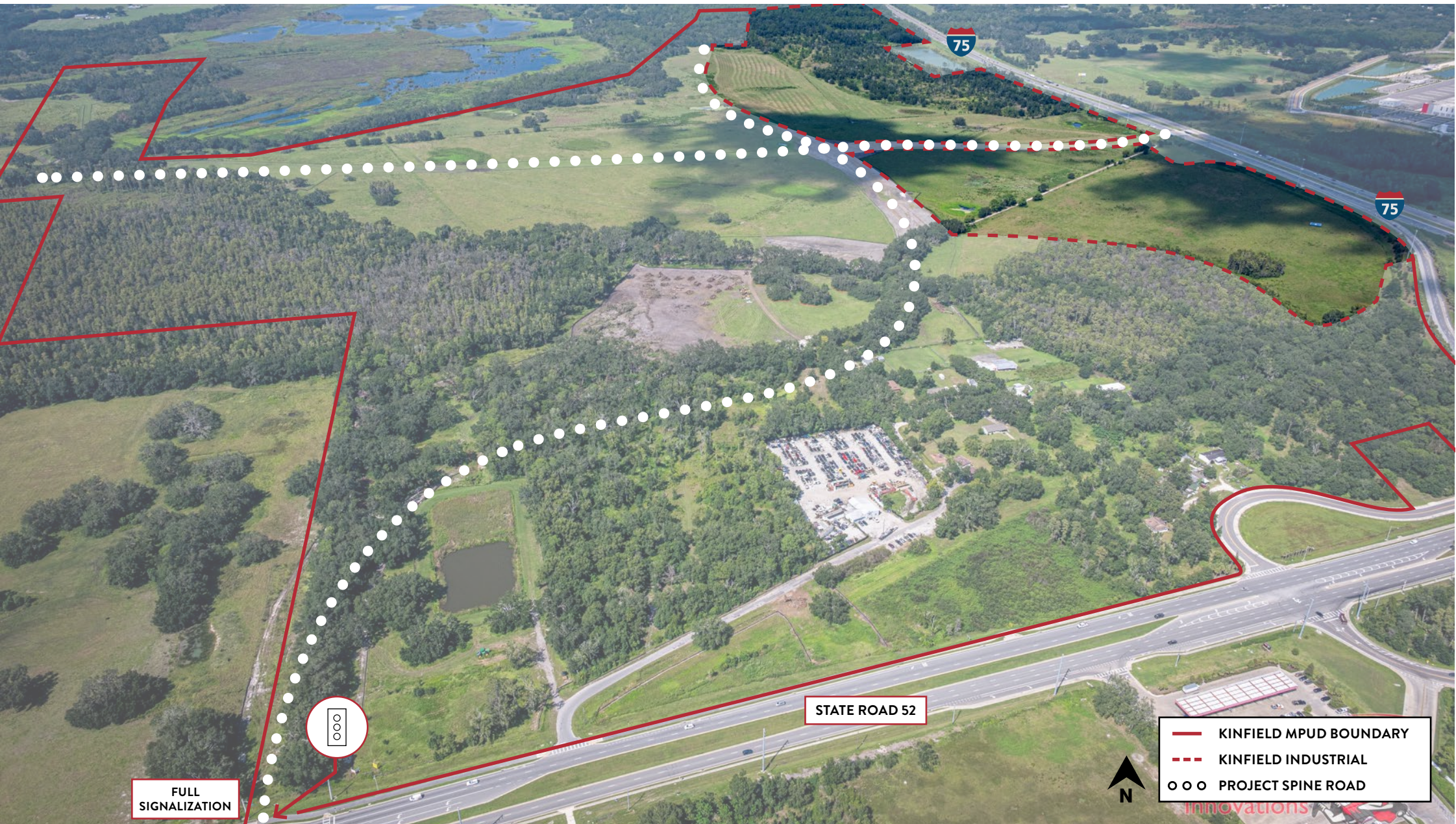
Kinfield

Situated in the Tampa Bay region, Pasco County provides excellent connectivity and access to major transportation corridors. The county is well-served by major highways, including I-75, I-275, and the Suncoast Parkway, allowing for efficient distribution and easy connectivity to regional and national markets.

Hines



◀ *View drone footage*



Demographics

Kinfield

Pasco County has a business-friendly environment with low operating costs and favorable regulations. The County government has millions of dollars available to promote economic development by incentivizing and helping companies locate or expand in Pasco County. These funds can be used for training, infrastructure improvements, or even direct cash payments for companies creating employment opportunities.

On the state level, Florida is the fourth best tax climate in the U.S., offering sales and use tax exemptions on manufacturing equipment and R&D equipment, capital investment tax credit, and clean energy incentives.

Migration Trends:

Tampa and Florida as a whole have been big winners in domestic migration for decades. Nearly the entire Sunshine State has seen recent positive population growth, as Florida continues to attract residents, workers and firms alike. The pandemic only accelerated this trend as people began to value good weather and outdoor space to enjoy it more than ever.

JLL Spotlight: Tampa Bay »

#1 State

Where high-earning young professionals are moving
SmartAsset, 2023

#2 State

For net Migration
US Census Bureau, 2023

#4 City

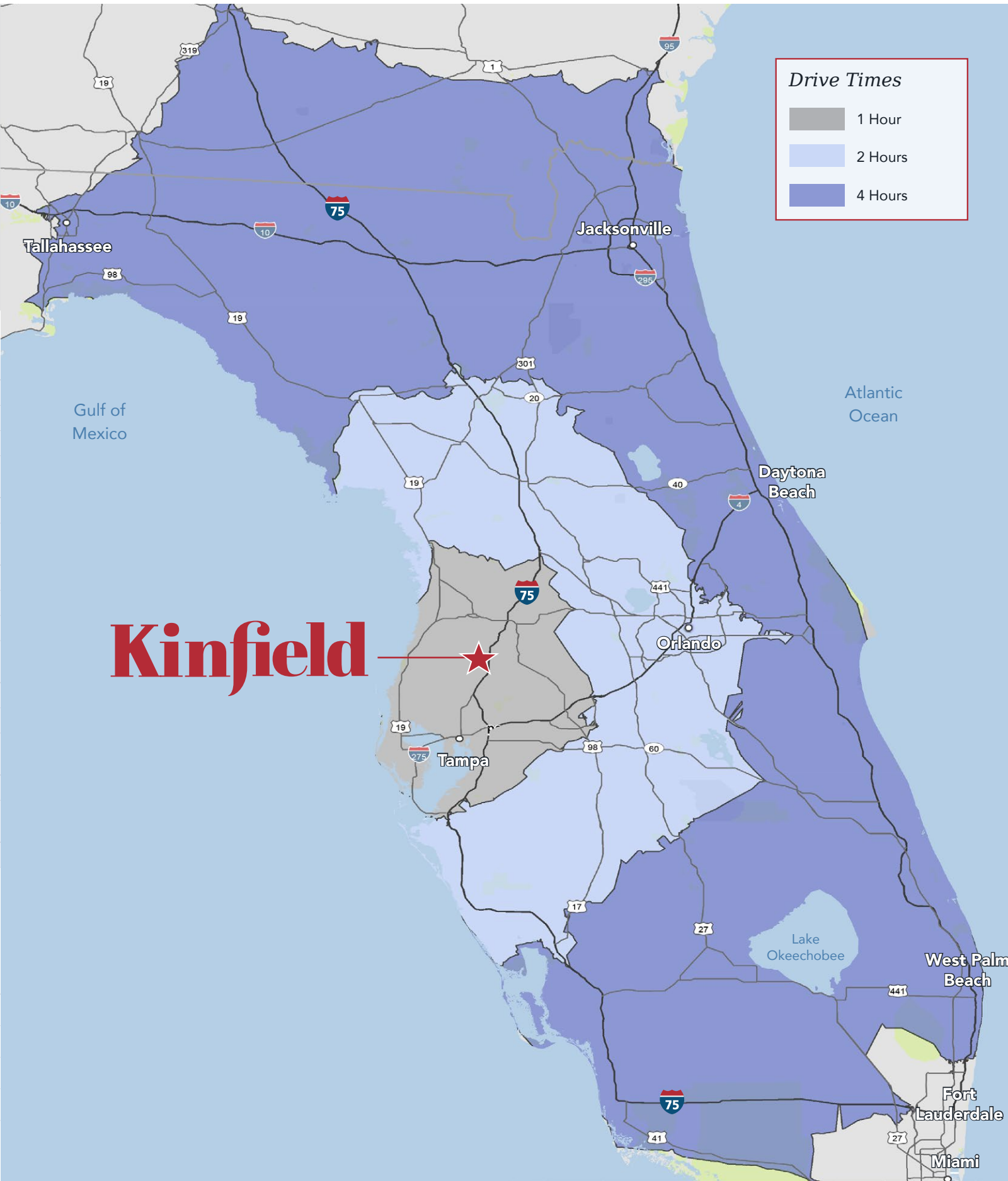
With the hottest job market in the nation
Wall Street Journal, 2024

Drive Time Demographics & Business Summary

Population	30 Min	1 Hour	2 Hours	4 Hours
2024 Total Population	768,273	3,821,412	9,427,251	17,266,879
2029 Total Population	825,616	4,038,454	10,017,720	18,239,929
2024-2029 Change	+57,343	+217,042	+590,469	+973,050
Employees	30 Min	1 Hour	2 Hours	4 Hours
2024 Total Employees	270,710	1,529,486	3,898,570	7,196,342
Households	30 Min	1 Hour	2 Hours	4 Hours
2024 # of Households	294,611	1,559,323	3,789,093	6,976,278
2029 # of Households	316,955	1,656,210	4,043,631	7,425,639
2024-2029 Change	+22,344	+96,887	+254,538	+449,361
Household Income	30 Min	1 Hour	2 Hours	4 Hours
2024 Average HH Income	\$104,765	\$102,327	\$102,194	\$104,213
2029 Average HH Income	\$123,526	\$120,649	\$119,928	\$122,186
Age	30 Min	1 Hour	2 Hours	4 Hours
2024 Median Age	40.3	43.2	43.2	43.9
Businesses	30 Min	1 Hour	2 Hours	4 Hours
2024 Total Businesses	27,061	150,967	381,153	725,506

Major Transportation Hubs

Location	Miles	Minutes
Port Tampa Bay	30	36
Tampa Int’l Airport	35	35
SeaPort Manatee	60	60
Orlando Int’l Airport	76	96



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