

**FOR LEASE**  
UP TO 3,000,000 SF OF INDUSTRIAL

# Kinfield



Hines  JLL

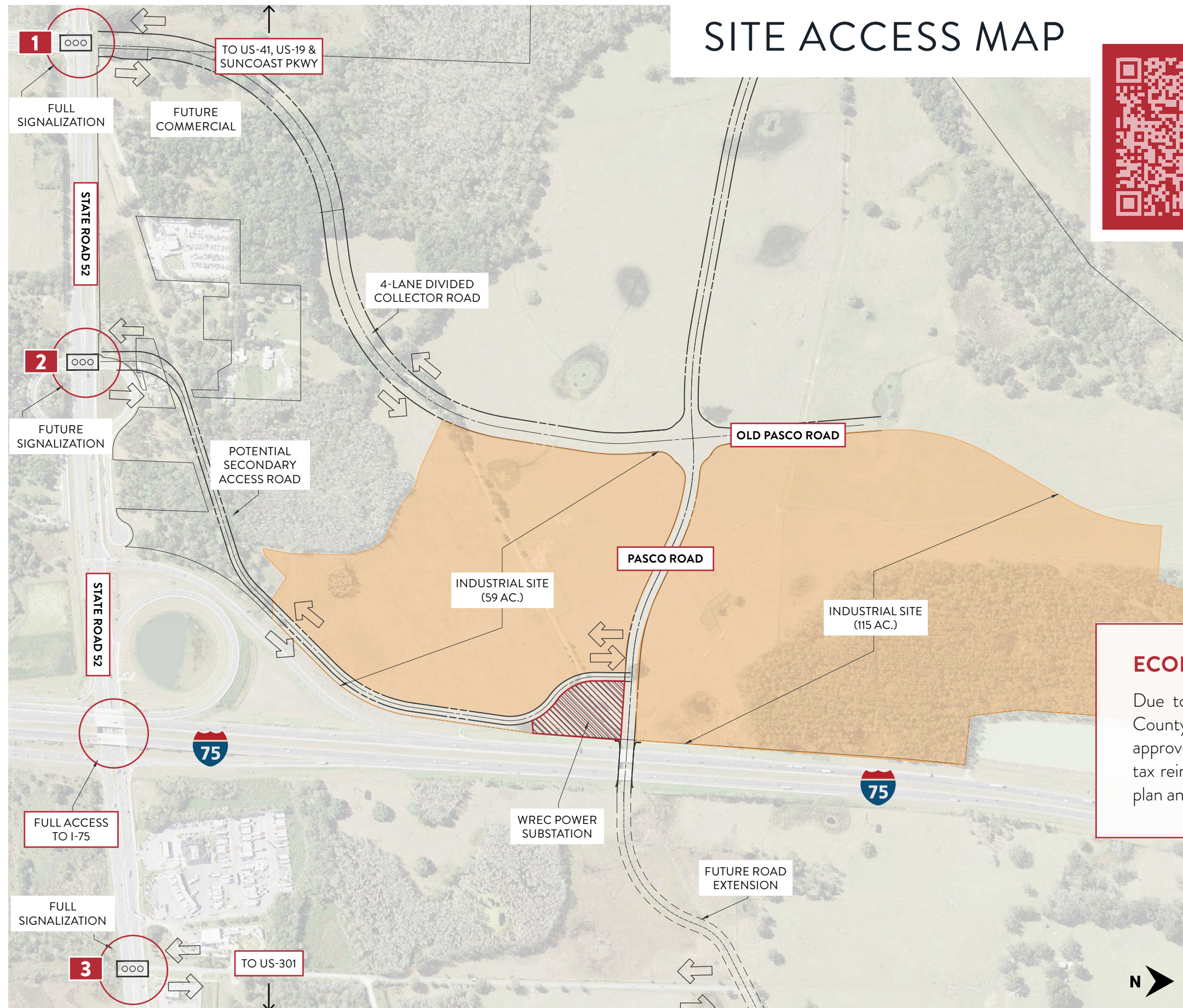
CLASS A INDUSTRIAL SPACE AVAILABLE  
**PASCO COUNTY, FL**





# KINFIELD PROJECT

## SITE ACCESS MAP



[VIEW ON GOOGLE MAPS](#)

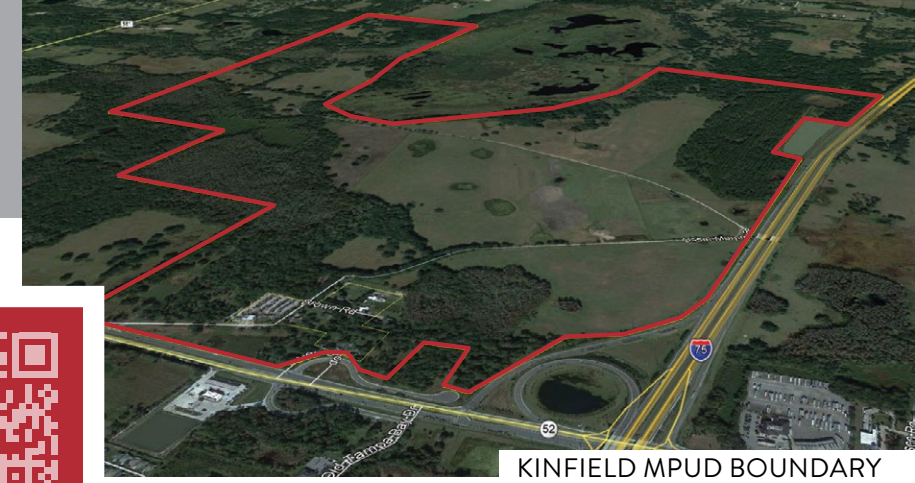
## Kinfield

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 years<sup>1</sup> and 2) expedited construction plan and permit review.

<sup>1</sup>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 MPUD BOUNDARY





# 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



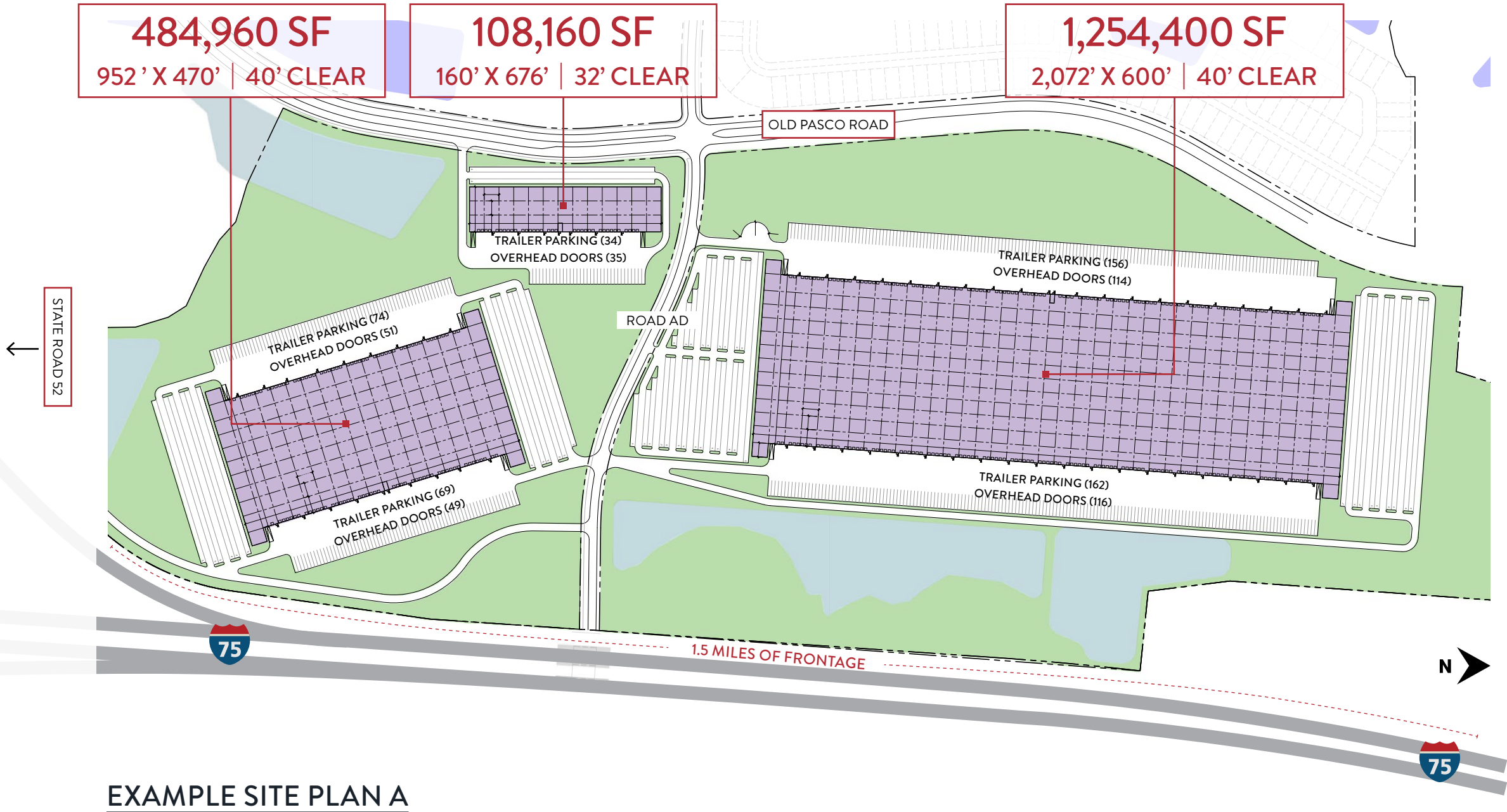
PASCOEDC.COM

175-ACRE  
INDUSTRIAL DEVELOPMENT

UP TO 3M SF  
OF CLASS A INDUSTRIAL SPACE

100K - 1.25M SF  
AVAILABLE RANGE

Q3 2025  
INDUSTRIAL PAD CONSTRUCTION



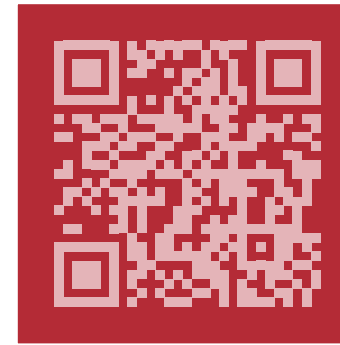


# KINFIELD PROJECT

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PASCOEDC.COM

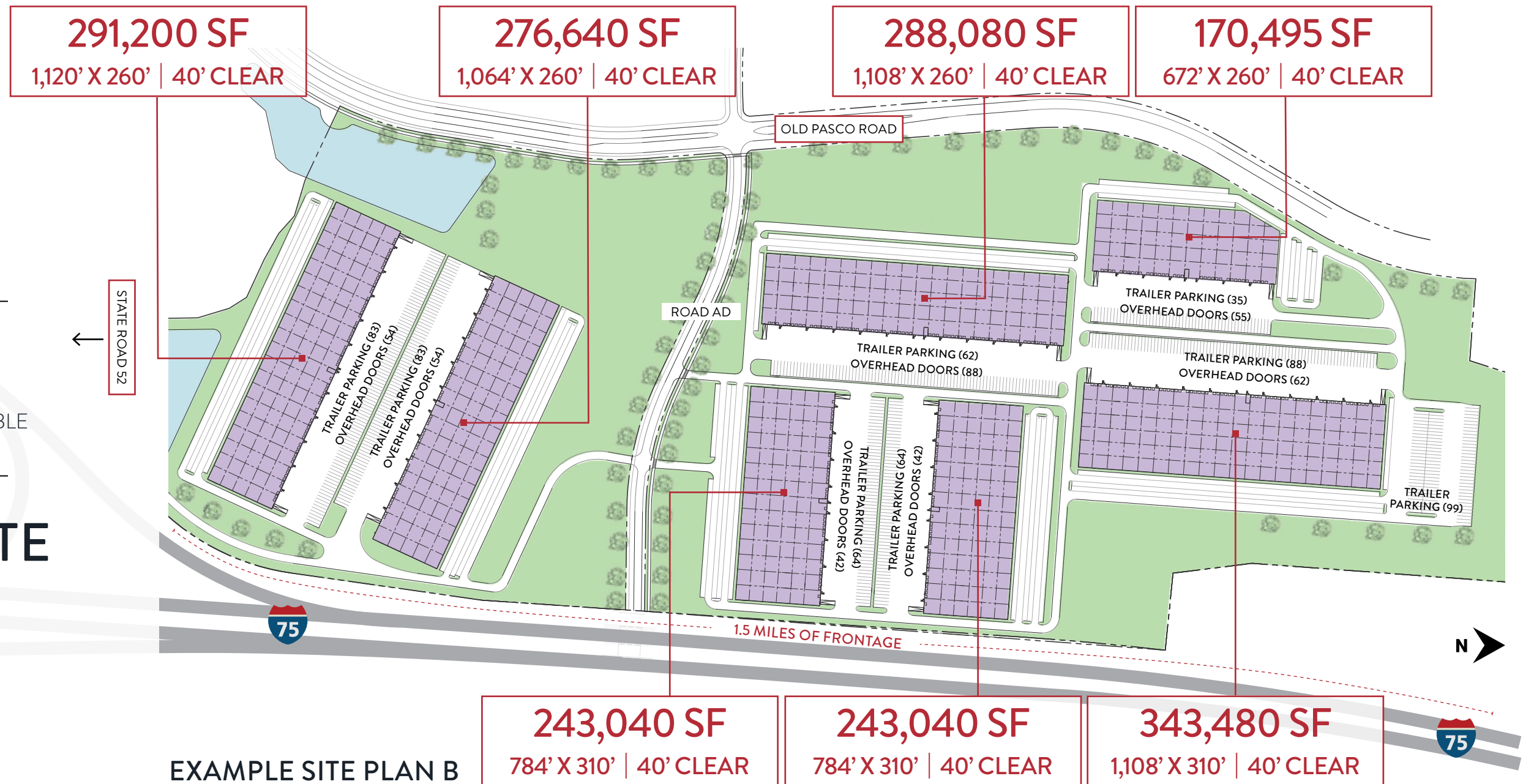
**CLASS A**  
NEW CONSTRUCTION

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**FLEXIBLE**  
CONFIGURATIONS AVAILABLE

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**CORPORATE**  
PARK SETTING



EXAMPLE SITE PLAN B





# 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



PASCOEDC.COM







# 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 accelerat-ed this trand 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

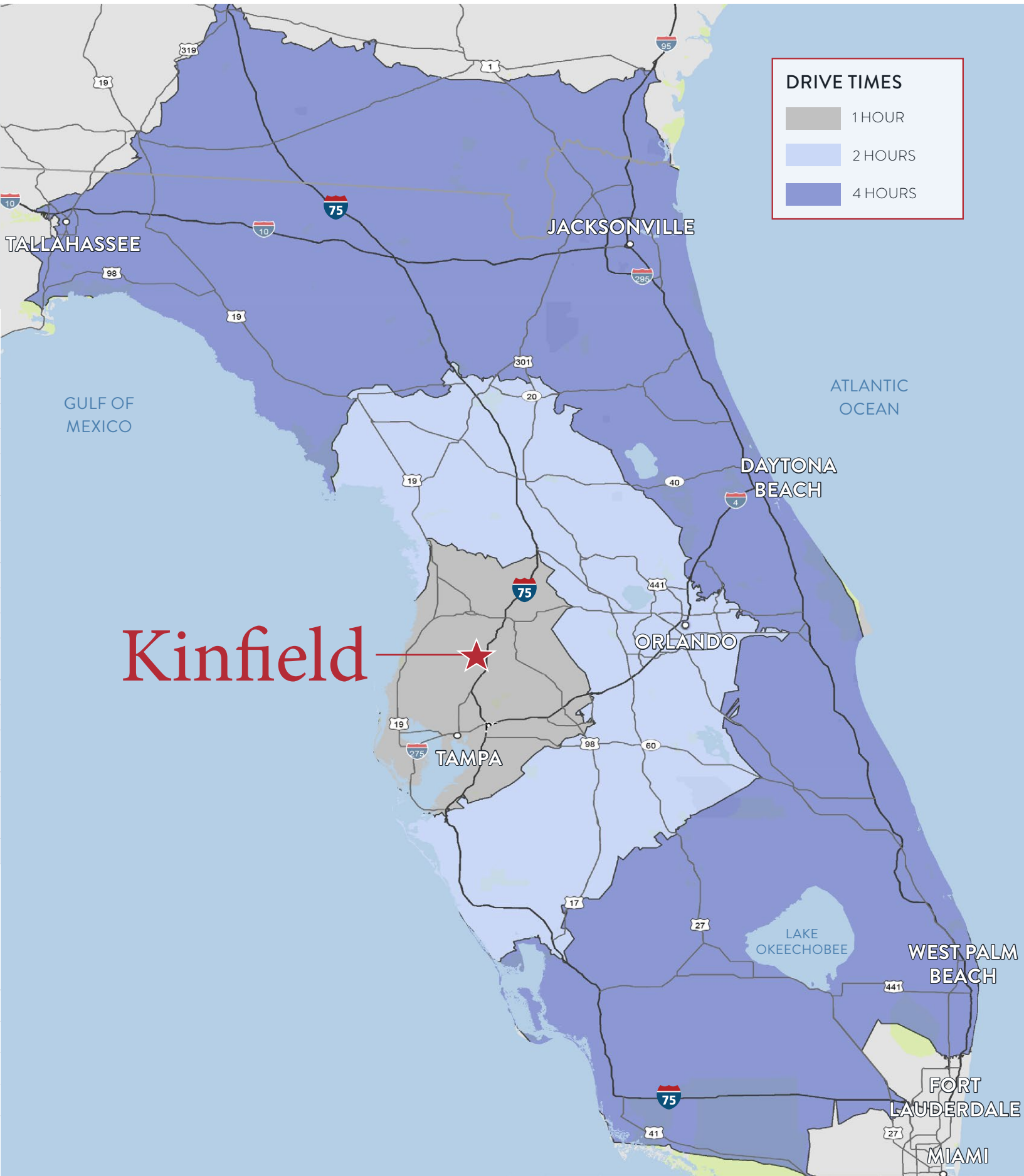
WITH THE HOTTEST JOB MARKET IN THE NATION  
WALL STREET JOURNAL, 2024

### 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      |



# Kinfield



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