

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

Kinfield



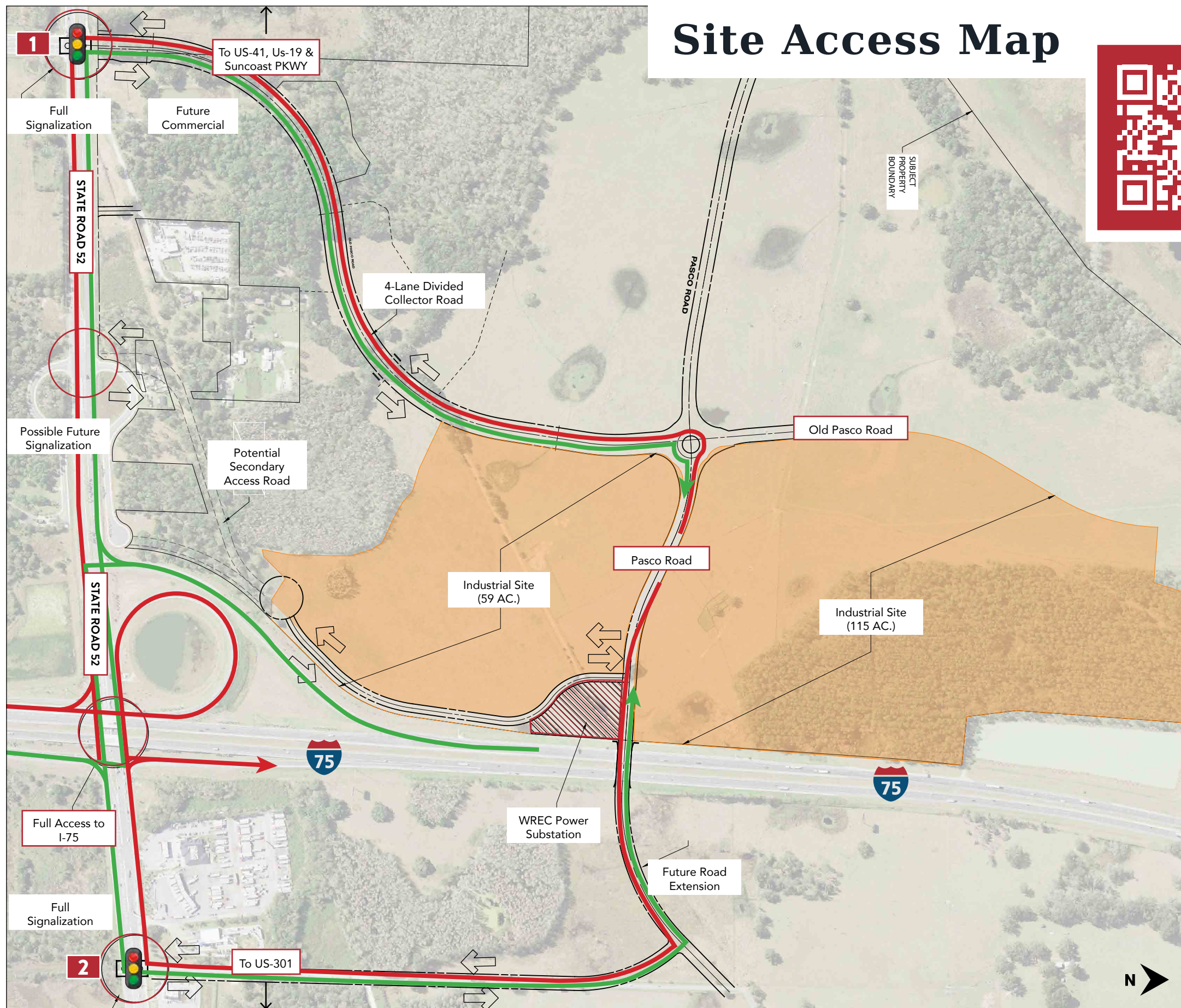
Hines  **JLL**

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.



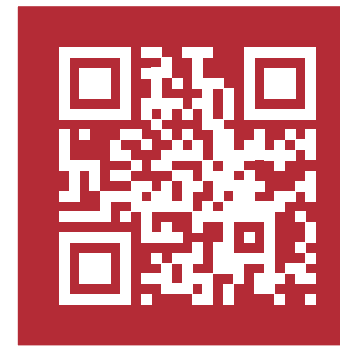
Kinfield MPUD Boundary (enlarged on page 5)

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

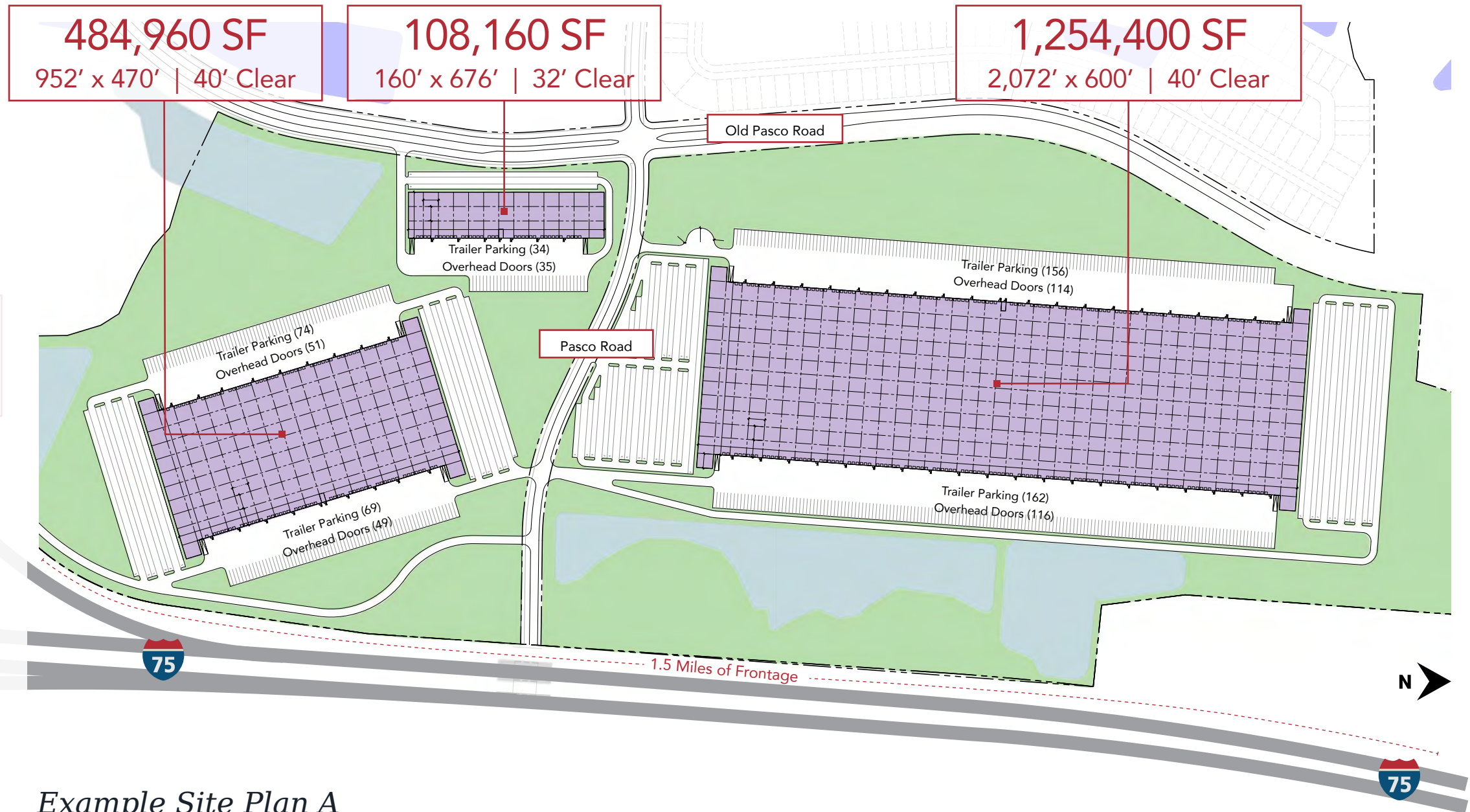
Of Class A Industrial Space

100k - 1.25M SF

Available Range

Q2 2026

Industrial Pad Construction



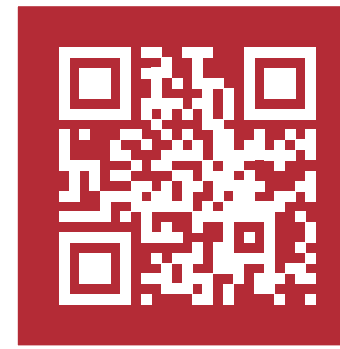
Example Site Plan A

Kinfield Project

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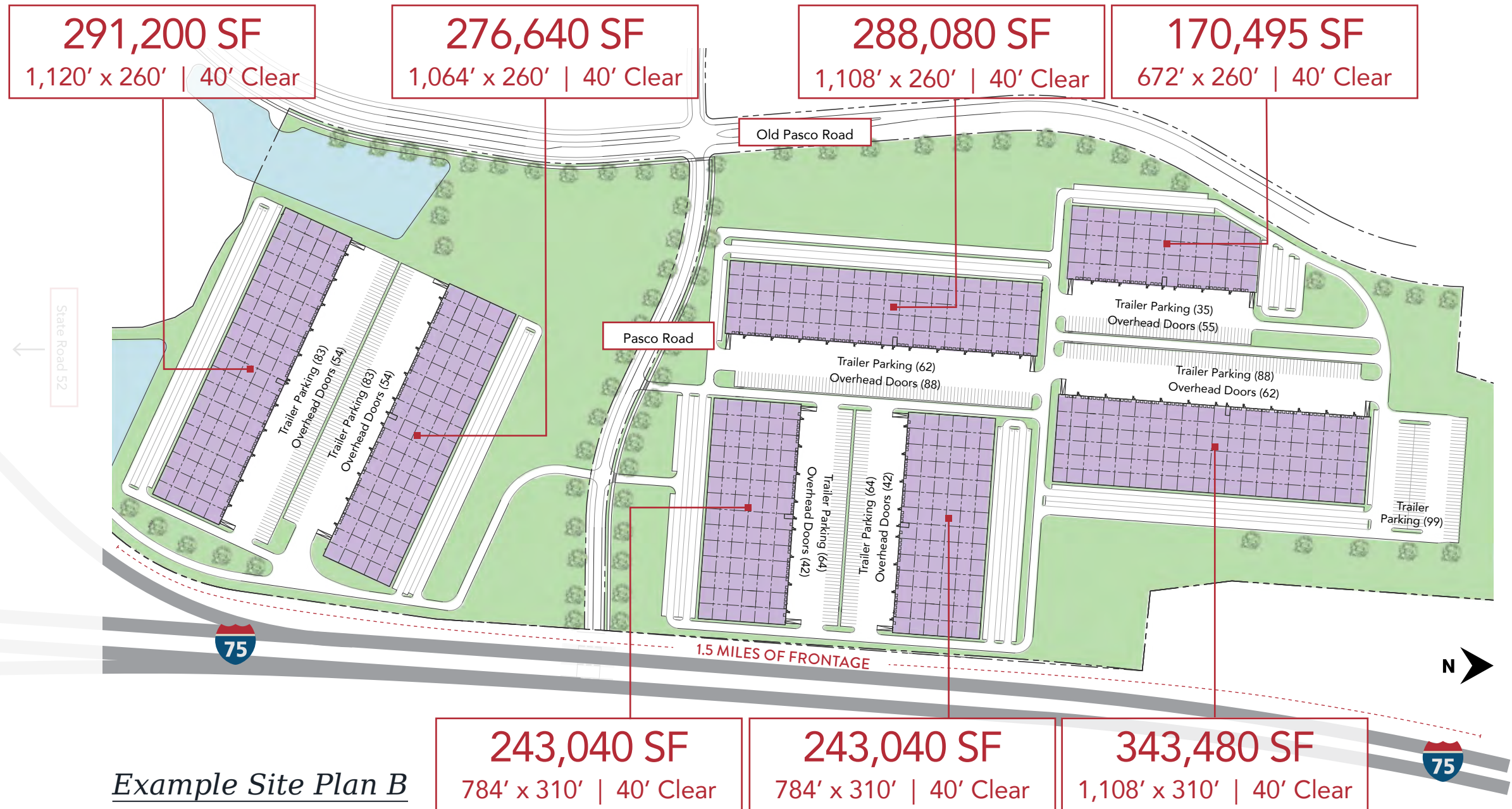


Class A
New construction

Flexible
Configurations available

Corporate
Park setting

Build-to-suit
Lease or purchase



Example Site Plan B

Kinfield Project

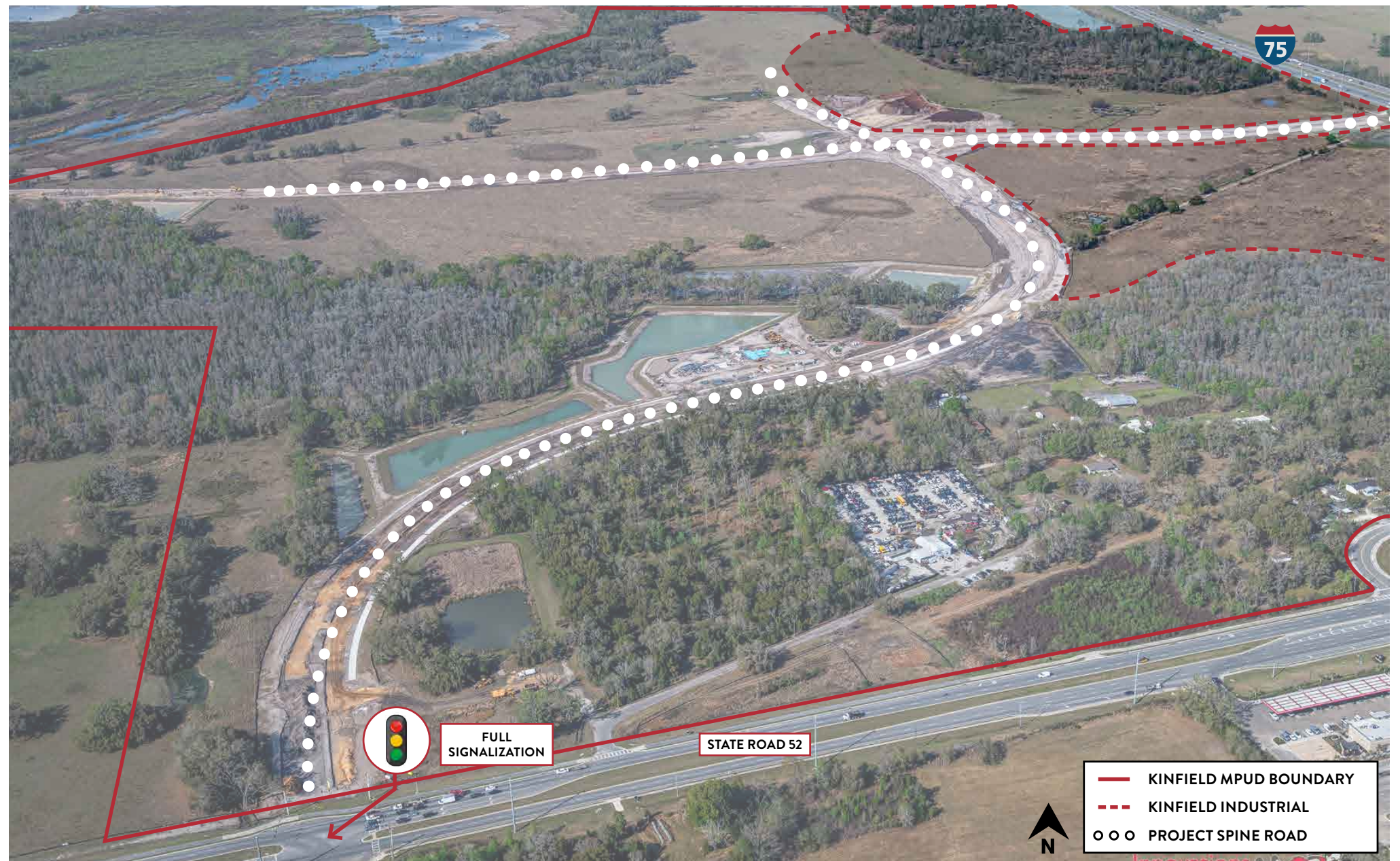
Kinfield

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



◀ View drone footage

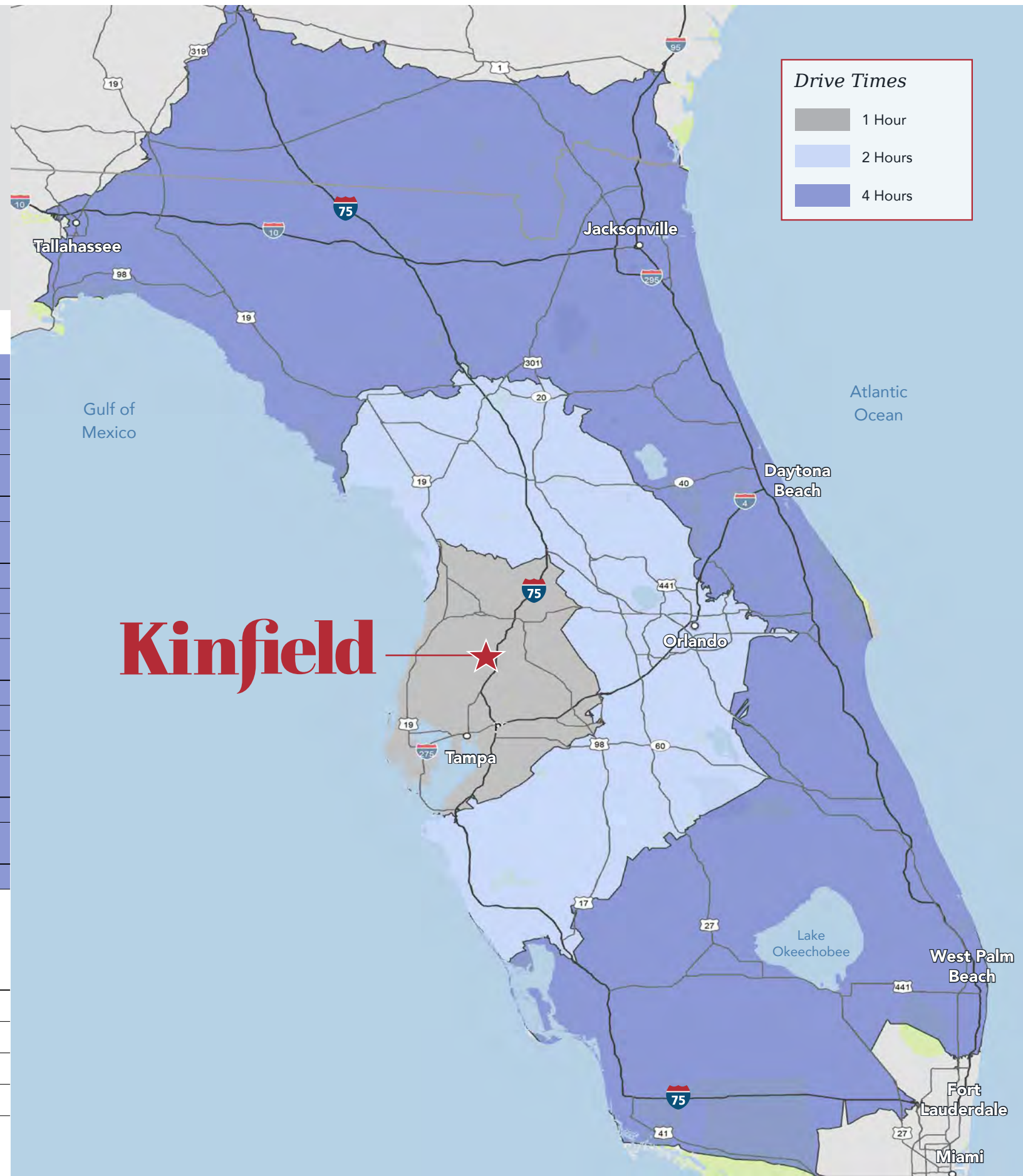


Demographics

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 »](#)

Drive Time Demographics & Business Summary

Population	30 Min	1 Hour	2 Hours	4 Hours
2025 Total Population	515,608	3,287,007	9,334,541	17,123,213
2030 Total Population	573,193	3,524,395	10,010,785	18,258,889
2025-2030 Annual Growth Rate	2.14%	1.40%	1.41%	1.29%
Employees	30 Min	1 Hour	2 Hours	4 Hours
2025 Employed Population 16+	252,178	1,611,136	4,500,354	8,107,093
Households	30 Min	1 Hour	2 Hours	4 Hours
2025 Total Households	197,006	1,335,302	3,778,750	6,967,350
2030 Total Households	220,692	1,442,528	4,079,319	7,492,462
2025-2030 Annual Growth Rate	2.30%	1.56%	1.54%	1.46%
Household Income	30 Min	1 Hour	2 Hours	4 Hours
2025 Median Household Income	\$83,076	\$77,259	\$77,037	\$77,225
2030 Median Household Income	\$98,046	\$88,800	\$88,035	\$88,451
2025 Average Household Income	\$110,791	\$106,875	\$106,677	\$108,569
Age	30 Min	1 Hour	2 Hours	4 Hours
2025 Median Age	38.9	42.3	43.2	43.9
Businesses	30 Min	1 Hour	2 Hours	4 Hours
2025 Total Businesses	15,774	125,491	353,322	664,150

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

#1 Metro

for net migration in the Southeast

(2020-2025, U.S. Census Bureau, 2026)

#2 State

for population growth

(2020-2025, U.S. Census Bureau, 2026)

#3 State

for doing business

(CNBC, 2025)

Kinfield



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