

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

**Kinfield**



**Hines**  **JLL**

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*Class A Industrial Space Available*  
**Pasco County, FL**

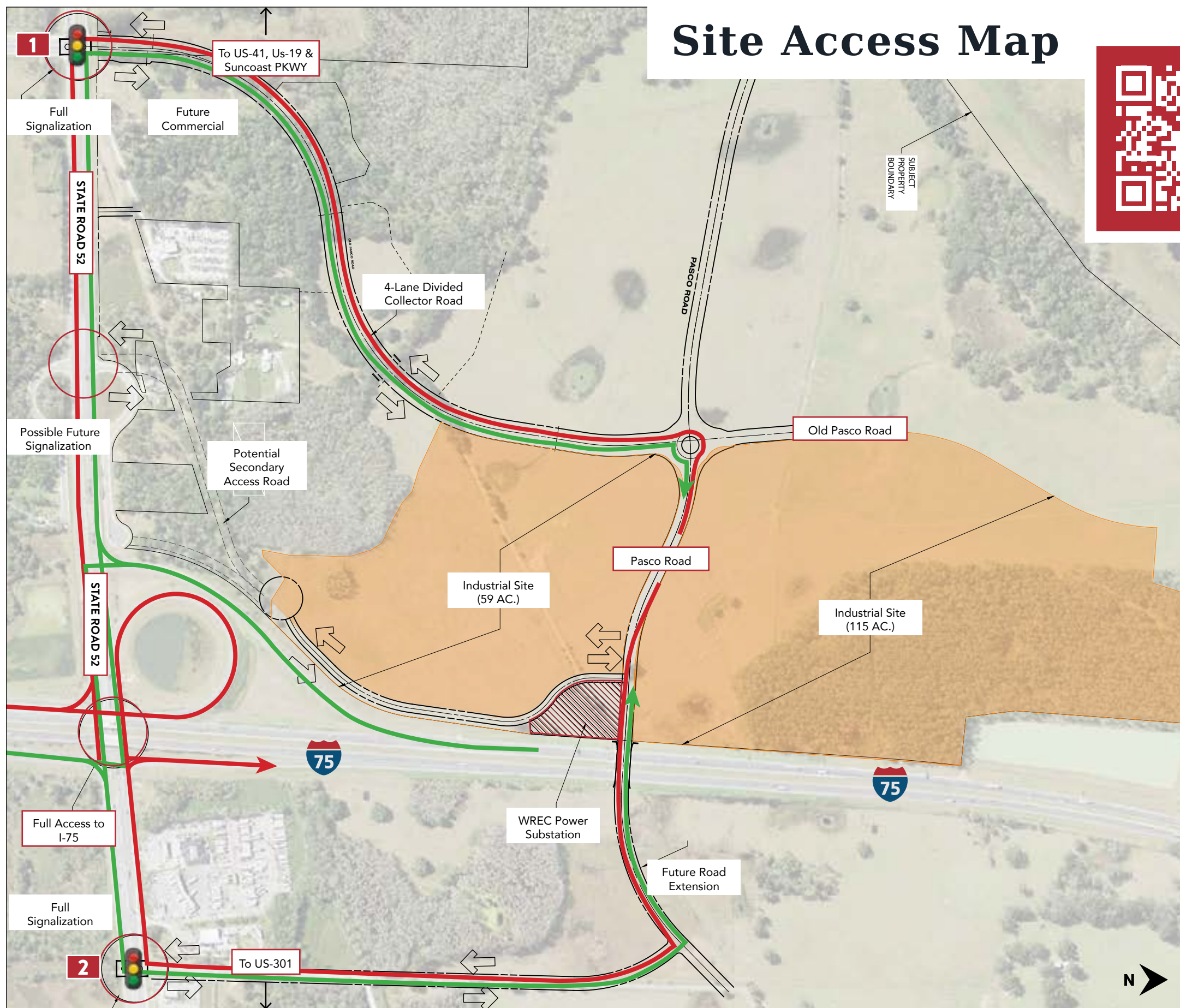
# Kinfield Project



## 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**



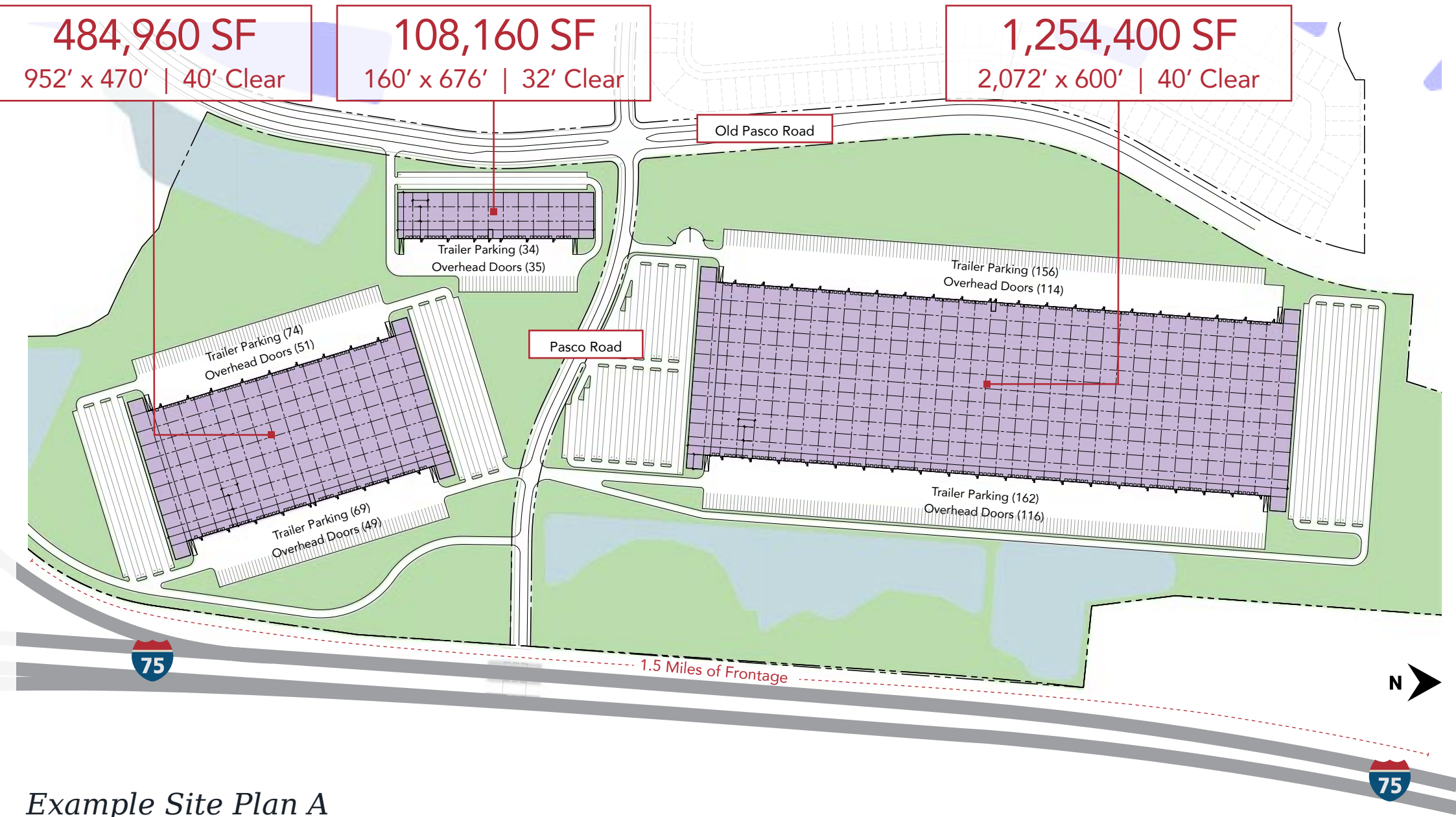
◀ [pascoedc.com](http://pascoedc.com)

**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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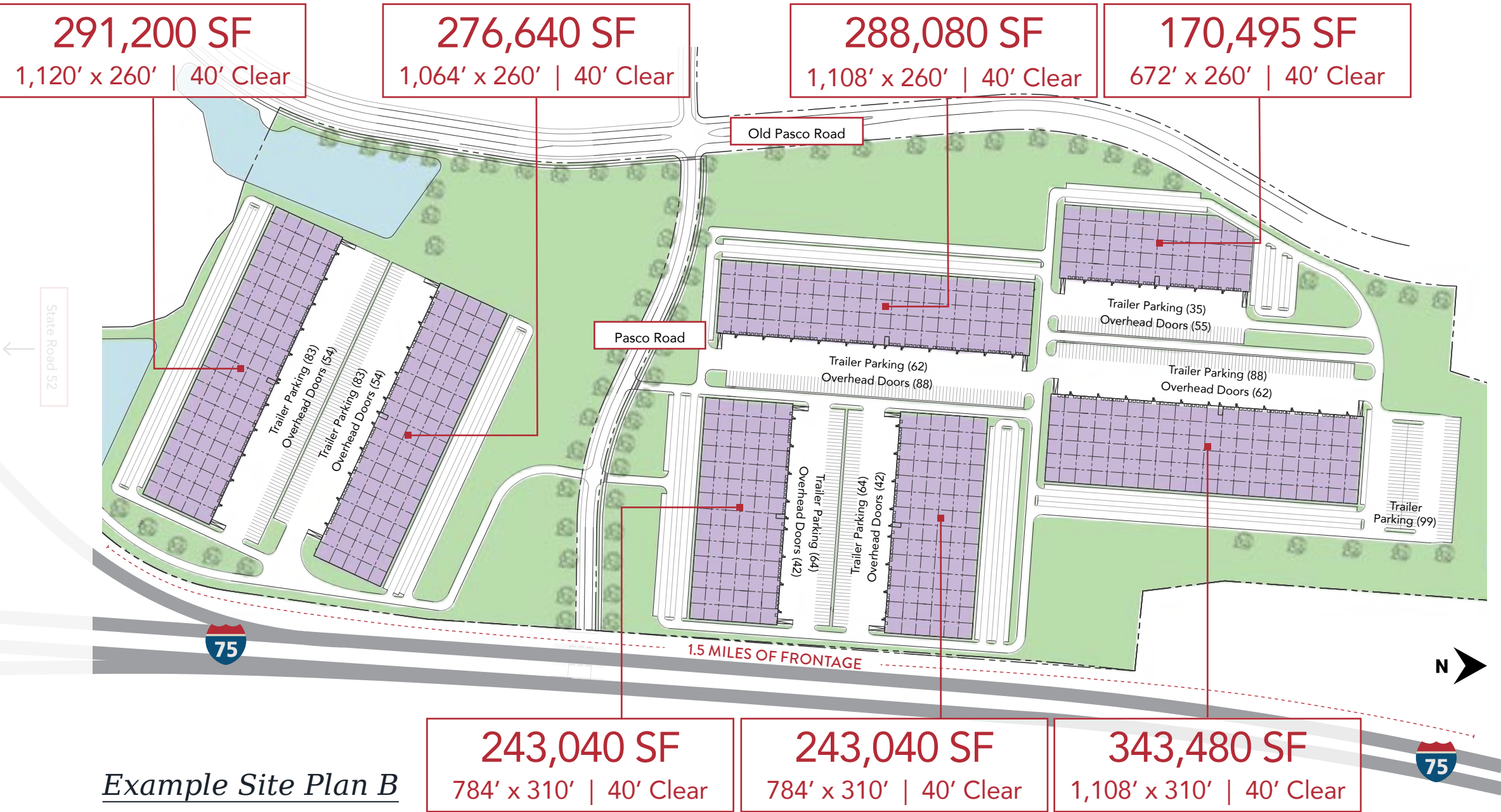
← [pascoedc.com](http://pascoedc.com)

**Class A**  
*New construction*

**Flexible**  
*Configurations available*

**Corporate**  
*Park setting*

**Build-to-suit**  
*Lease or purchase*



# Kinfield Project

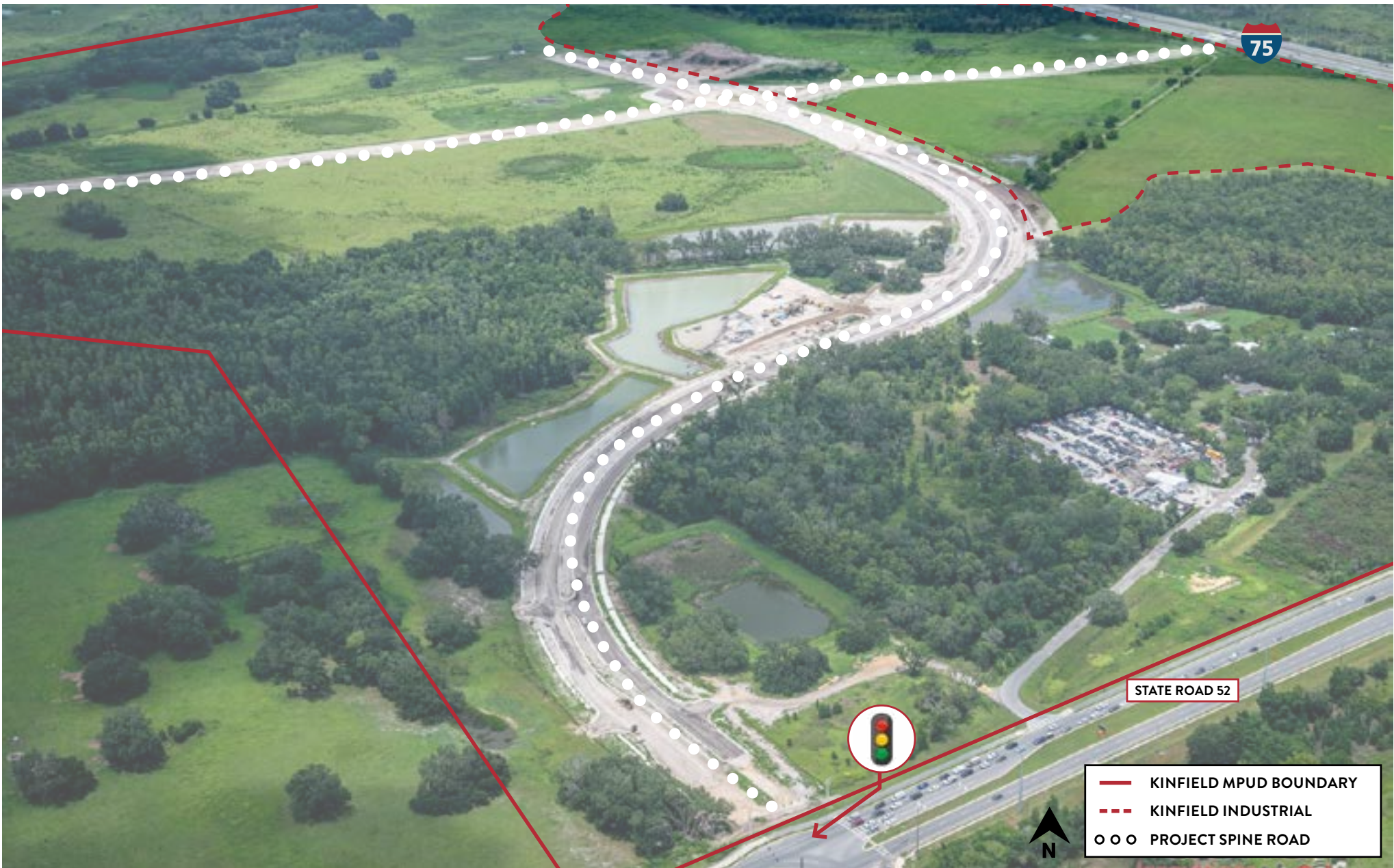
## Kinfield

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 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

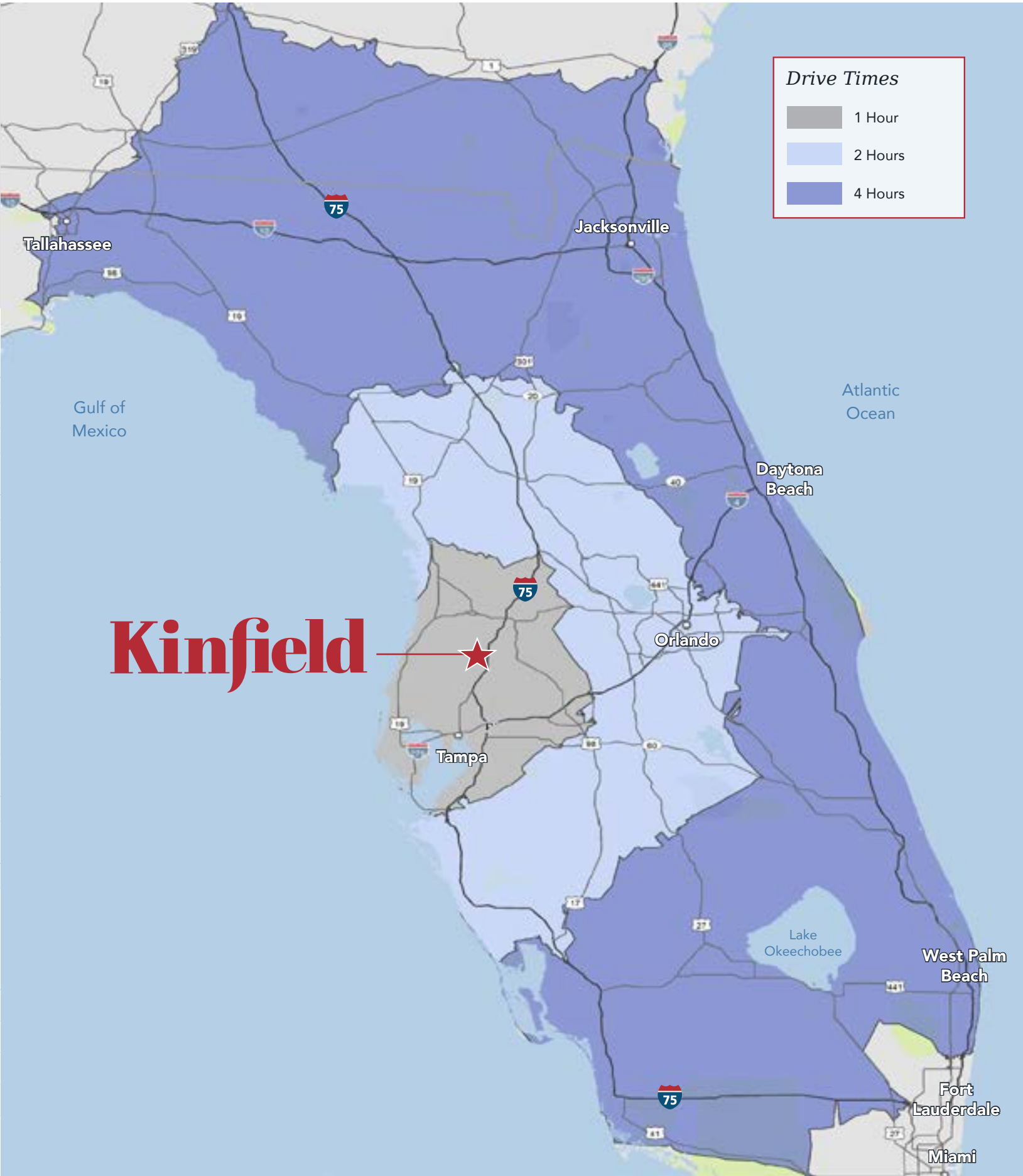
*for doing business*  
(CNBC, 2025)

### 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      |



# Kinfield



Hines  JLL

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