

Why Hernando?

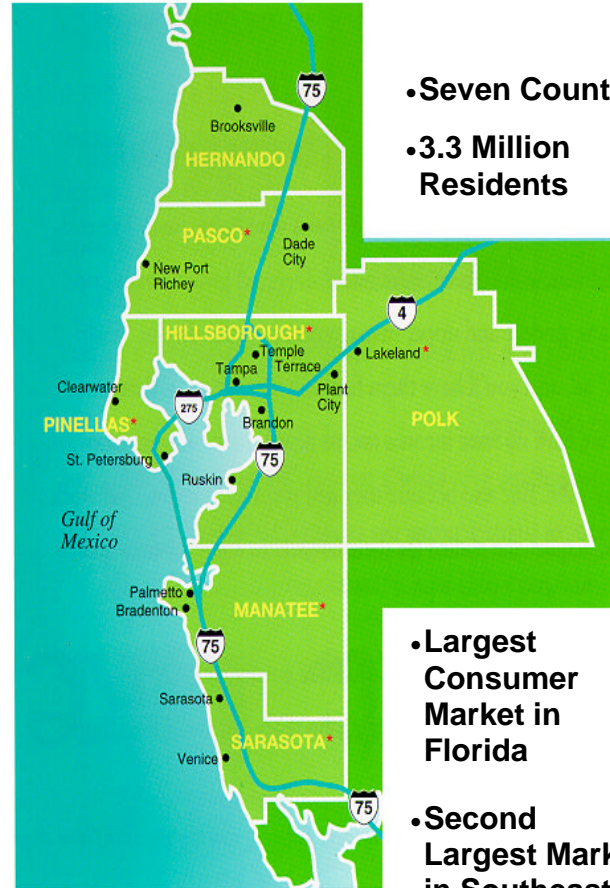
Known as the "**Business Gateway to Tampa Bay**" Hernando County is located approximately 45 miles north of downtown Tampa, 50 miles west of Orlando, 100 miles south of the Ocala/Gainesville areas. With this geographic location, Hernando County is strategically positioned in the middle of three major growth areas in the State of Florida. In addition, the County is well suited for export activities due to its proximity to Florida's major seaport and airport locations. With high quality of life appeal, numerous land options and an outstanding workforce, Hernando County is an excellent option for locating your business.

The major industries in Hernando County are Distribution, Healthcare, Cement Production, Manufacturing, Mining, Tourism, Dairy/Cattle Production, Citrus Production, Forest Resources, and Construction.

The largest private employer in the county is the Walmart Distribution Center, which is one of the largest buildings in the state, encompassing 1.5 million square feet of warehouse space. Other significant employers include Oak Hill and Brooksville/Spring Hill Regional Hospitals, Sparton Electronics, Florida Crushed Stone, Sims Machine & Controls, Cemex, Accuform Signs and Joni Industries.

Hernando County... The Business Gateway to Tampa Bay

Why Tampa Bay?



• Seven Counties

• 3.3 Million Residents

• Largest Consumer Market in Florida

• Second Largest Market in Southeast United States

TAMPA BAY

The Climate is Right!



Airport
Industrial
Parks

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Airport Industrial Parks

Hernando County's growing manufacturing base is centered around the Hernando County Airport. The Airport, a state of the art facility is one of the largest non-urban airfields in Florida and was the recipient of the Florida General Aviation Airport of the Year Award in 1993 and 2000. Additionally, the property is conveniently located at the Suncoast Parkway providing direct access to Tampa International Airport and the Port of Tampa. These industrial properties are available on a lease basis only.

Airport Industrial Park

A 155 acre facility that is home to over 60 businesses including Accuform Signs, Inc., Manzi Metals, and Innovative Technology. Designed for manufacturing and distribution firms, the industrial park is a convenient and cost effective location.

Corporate AirPark

The Corporate AirPark is a 250-acre development with airside lots. Designed for higher scale buildings such as corporate facilities, this area already has several tenants. Among the current residents are HNA Computer Systems, PAR Worldwide, Omni Circuits International and Kinematics Corporation.

RailPark

The RailPark is a 155 acre site with direct access to trackside loading and unloading. Located along US 41 with CSX rail service, this park is currently under development and is an excellent option for businesses requiring rail service.

Ten Reasons To Consider

- 1. Reduction in Capital Investment:** Instead of investing in non-revenue producing industrial land you are able to concentrate your investment into your building, improvements and equipment.
- 2. Taxes:** Since the property remains under County ownership during the period of the land lease you do not pay property taxes on the leased land. You are responsible for the tangible taxes based upon the value of the site improvements, building and equipment.
- 3. Reduced Impact Fees:** Currently the County has available grant funding which can be used to mitigate the transportation impact fee. This fee is typically between 70-80% of the total impact fee on a building.
- 4. Ready to Build Sites:** Most properties which are available in the Industrial Park, Corporate AirPark and the RailPark have natural gas, power, water/sewer and roadways in place to the lot line.
- 5. Reduced Land Requirement/Expedited Permitting:** The Hernando County Airport has an approved Master Drainage Plan which provides for off-site stormwater storage. Thus, your property is not required to have drainage improvements and you are able to utilize approximately 10-15% more land; thereby reducing the permitting, maintenance and land development costs.

Hernando County Land Leases

- 6. Tax Effect:** Land lease payments are fully tax deductible as a business expense. Please consult your tax professional for a verification of this opinion.
- 7. Location:** Located in close proximity to Spring Hill, which is home to over 80,000 residents of Hernando County. The Suncoast Parkway and US41 also provide easy access to the Tampa Bay Market which is home to 3.3 Million residents.
- 8. Market:** The Tampa Bay market is the largest Consumer Market in Florida and the Second Largest Market in Southeast
- 9. Aviation:** Located next to the Industrial Park with a 7,000x150' ILS runway, the airport can handle all corporate or private aircraft needs and is utilized as a transportation resource by many local business owners.
- 10. Successful Business Climate:** The Airport Industrial Parks are home to over 60 diverse businesses including manufacturing, distribution and technology firms.