

## 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.

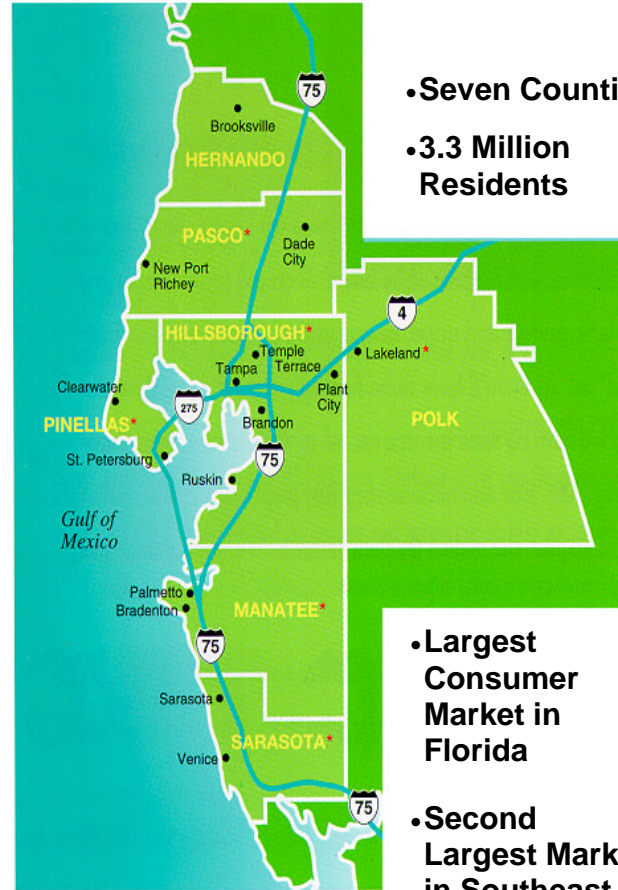
The major industries in Hernando County are Distribution, Healthcare, Cement Production, Manufacturing, Mining, Tourism, Dairy/Cattle Production, Citrus Production, Forest Resources, and Construction.

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.

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.

## 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



Hernando County  
Florida...

• The Business  
Gateway to  
Tampa Bay

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TAMPA BAY  
*The Climate  
is Right!*

## Industrial Parks & Properties

A variety of industrial buildings and properties are available in Hernando County from build to suit to turnkey.

### **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.

### **Cortez Crossings Industrial Park**

Two ready to build 2 & 3 acre sites are available at **NO COST** for qualified companies (based upon investment and job creation). Road, water and sewer are installed. Excellent location for manufacturing or distribution firms. Join Sparton Electronics and the WalMart Distribution Center in this emerging business location.

### **One Hernando Property**

Sites available from 10 - 100 acres. Great for manufacturing or distribution sites. Located adjacent to the WalMart Distribution Center.

## Office of Business Development

The Hernando County Office of Business Development serves as a resource for new and existing businesses. The Office of Business Development provides assistance in the following areas:

- Site location assistance
- Site development information
- Research and information
- Marketing and promotion
- Workforce information and training
- Economic Development Grants
- Tax-exempt bond finance for manufacturers
- Financing and incentives
- Demographic information
- Governmental point of contact and coordinator

The Office of Business Development can provide information on the Incentive Programs listed below that may be available to your business.

- Impact Fee Abatement Program for the Airport Properties (approx 75% of total cost)
- Brooksville-Hernando County Enterprise Zone
- Brooksville Incentive Ordinance
- Florida Power Energy programs
- Hernando Progress
- Community Development Block Grants
- Fast-track building program
- Low cost, tax-exempt bond finance for manufacturers
- Brooksville Incentive Ordinance
- QRT- Qualified Response Training
- QTI- Qualified Targeted Industries
- Incumbent Worker Training Program
- Career Central job recruitment, testing, training facilities

## Quality of Life

Hernando County is a desirable location to work, live and play. The business opportunities coupled with the Quality of Life make it a "Natural Choice".

### **Homes**

Offering a variety of communities from waterfront to historic, Hernando County can meet the needs of every lifestyle. Home values are considered the best in Tampa Bay.

### **Education**

The County has four high schools, including a new state of the art technical high school, four middle schools and nine elementary schools. Additionally, conveniently located in and near Hernando County are several secondary education institutions offering a variety of programs and business recruitment opportunities. The list of institutions includes: University of South Florida, University of Tampa, University of Florida, St. Petersburg College, Pasco Hernando Community College, St. Leo's College, Eckerd College.

### **Leisure**

Hernando County is known as the Nature Coast, offering a variety of activities year round including golfing, boating, diving, swimming, fishing, hiking, horseback riding and bird watching. The County's close proximity to downtown Tampa provides easy access to concerts, museums and professional sporting events.