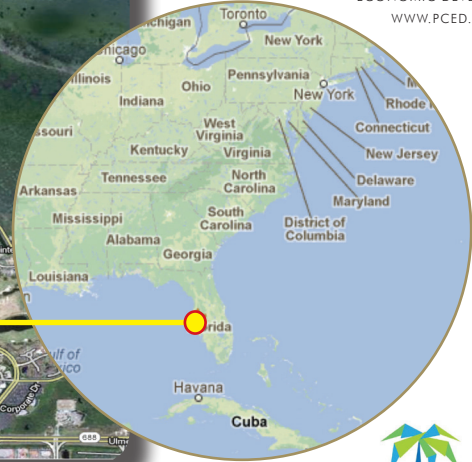


Airco Aviation Business Center



Airco: 128-acre Mixed-use Aviation & Commercial Business Center

Airco is a nearly 128-acre former golf course adjacent to the St. Pete-Clearwater International Airport (PIE). A planned redevelopment project will permit a future mix of aviation, commercial office and light manufacturing uses.

A 117.8-acre portion of the golf course is zoned to include 75 acres for future aviation uses and 42.8 acres dedicated to business park development. The southernmost 10 acres of the golf course will now permit commercial uses such as restaurant and hotel development. A 46.5-acre parcel that lies between the Feather Sound Community and Airco will serve as a green-area buffer.

Airport Information

- 2 Runways
- Longest: 9,730 x 150 ft. (2,991 x 46 m)
- Elevation: 9'10" / 3 m

Site Information

- Direct airside access available
- Land use and zoning in place for mixed-use development including:
 - 118 acres industrial limited, including 75 acres for future aviation use
 - 10 acres of commercial general
- Adjacent to U.S. Coast Guard Air Station Clearwater, the largest and busiest in the nation.

Site, Consumer & Workforce Information

- 86,500 vehicles drive by each weekday
- 728,114 residents within 10 miles/16 km
- 156,348 residents within 5 miles/8 km
- 415,447 employees within 10 miles/16 km
- 150,061 employees within 5 miles/8 km
- Future mass transit corridor

Tampa Bay Region Fast Facts

- 8 county region on Florida's West Coast
- Nearly 5 million residents
- 5.3 million residents projected by 2026
- 45.2 median age
- 1.9 million in workforce
- 14th largest media market in the U.S.

MacDill Air Force Base within 17.5 miles

- 6th Air Mobility Wing
- U.S. Central Command
- U.S. Special Operations Command
- Joint Communications Support Wing
- 927th Air Refueling Wing

Income (Pinellas County)

- \$58,989 median household income
- \$79,472 average household income
- \$375,000 single-family median home

Commercial Air Service

- Non-stop to over 60 domestic cities on Allegiant and Sun Country Airlines
- 2 international cities on Swoop Airlines

Aviation & Aerospace Employers:

2,800 businesses employ 60,000 in this area

- Aeromatrix Composites
- Aerosonic
- Belac
- GE Aviation
- General Dynamics OTS
- Honeywell
- Jabil
- Jormac Aerospace
- L-3 Harris
- Leonardo DRS
- Lockheed Martin
- National Aviation Academy
- Raytheon
- SS White Technologies
- U.S. Coast Guard

www.PCED.org/Airco

Innovative Investment Tools

Business Expansion:

Industrial Revenue Bonds (IRB) are tax-free, below-market-rate, long term financing of fixed assets for qualified manufacturers and 501 (c) 3 non-profits. IRB's are issued by local governments on behalf of private companies to finance land, building and equipment. IRB's cannot be used for inventory or working capital. \$1 million is considered the minimum to be economically feasible with a \$10 million maximum.



Employment Sites Program (ESP)

Grant funding is available for office and industrial development to create jobs.

PCED.org/esp

Location Specific:

Foreign Trade Zone 193 was created to enhance U.S. production and job opportunities by deferring, reducing or eliminating payment of duties, eliminating formal customs entries, removing duty on goods processed and exported from the zone, as well as materials and parts used in production. Additional benefits include a reduction in federal excise taxes and elimination of quota restrictions.

Workforce Training:

Incumbent Worker Training (IWT) provides training to existing employees for the purpose of maintaining competitiveness and business retention. Training can be conducted at the business facility, a training provider's facility or a combination of sites. Florida businesses must have been in operation for at least one year, have at least one full-time employee and require training for existing employees. Businesses must provide a matching contribution to the project.

Florida Flex is for entry-level skills training that is limited to 24 months or less and can be conducted at the business' own facility, at the training provider's facility or at a combination of sites. Eligible projects are new or expanding existing Florida businesses that produce exportable goods or services, create new permanent, full-time jobs and employ Florida workers who require customized entry-level skills training.

Sales Tax Exemptions for Manufacturers:

- Electricity
- Machinery
- Research & Development
- Aviation

Pinellas County Economic Development | PCED.org/expansion

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