



DRAGONFLY COMMERCE PARK

A NEW CLASS "A" INDUSTRIAL DEVELOPMENT ON VILLAGE PARKWAY, ADJACENT TO I-95 IN TRADITION
12050 SW TOM MACKIE BOULEVARD PORT ST. LUCIE, FLORIDA 34987

- ◆ 4 Rear Load Class "A" Buildings, 407,099 Total SF, 28' & 32' Clear Heights
- ◆ 9' x 10' and 12' x 14' Dock High Loading Doors, 12' x 14' Drive In Doors
- ◆ Delivering with Two - 18,027 SF and Two - 24,058 SF Spec Suites
- ◆ Quality Tilt-Up Construction, 180' Deep Truck Courts
- ◆ Bay Sizes From +/- 6,000 SF to Full Buildings
- ◆ Multiple Build to Suite Options Available
- ◆ Superior Parking with 616 Parking Spots
- ◆ Adjacent to I-95 & Florida Turnpike



Exclusively Listed By

Ted Konigsberg, SIOR

O. 305.947.9514

C. 786.556.8988

ted@infinitycommercial.net

www.realcommercialproperties.com

Bldg. 1
72,120 SF
150' Depth
28' Clear Height
50' x 40' Columns
129 Car Parking
32 Truck Positions

Bldg. 2
90,119 SF
150' Depth
28' Clear Height
50' x 40' Columns
158 Car Parking
39 Truck Positions

Bldg. 3
115,635 SF
165' Depth
32' Clear Height
55' x 50' Columns
167 Car Parking
52 Truck Positions

Bldg. 4
127,634 SF
170' Depth
32' Clear Height
55' x 50' Columns
60' Speed Bay
162 Car Parking
56 Truck Positions



- ◆ Separate Truck & Auto Traffic: Auto Driveways to Village Parkway, Truck Driveways to Tom Mackie Blvd.
- ◆ Unrivaled Parking Perfectly Suited to Clean Manufacturing, Industrial, Logistics, Flex and Service Users
- ◆ Robust Electric Service: Catering to Industrial Tenants, Providing Truck and Auto EV Charging Stations
- ◆ Outstanding Curb Appeal: Creative Architectural Design, Lake with Fountain, Lush Landscaping
- ◆ Up to 3 Dock High Loading Doors per Column Line, Drive In Doors also Provided

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Tom Mackie Blvd.

Village Parkway



About the Developer:



Established in 2013, Dragonfly Investments was co-founded by Jason Morjain and a team of seasoned real estate professionals with extensive expertise in development, management, and finance. Since its inception, Dragonfly has successfully acquired and developed over 5 million square feet of property across the East Coast and Southeastern United States, completing 300 projects in the process. Dragonfly's diverse portfolio currently owns properties that house over 400 tenants, encompassing manufacturing/industrial buildings, retail spaces, mixed-use properties, multi-family residences, and hotels. By adopting a build-and-hold strategy, Dragonfly Investments is committed to fostering long-term value and stability for both their tenants and their organization.



DRAGONFLY COMMERCE PARK
TYPICAL TRUCK COURT/LOADING CONFIGURATION: BLDG. 2 REAR ELEVATION SHOWN

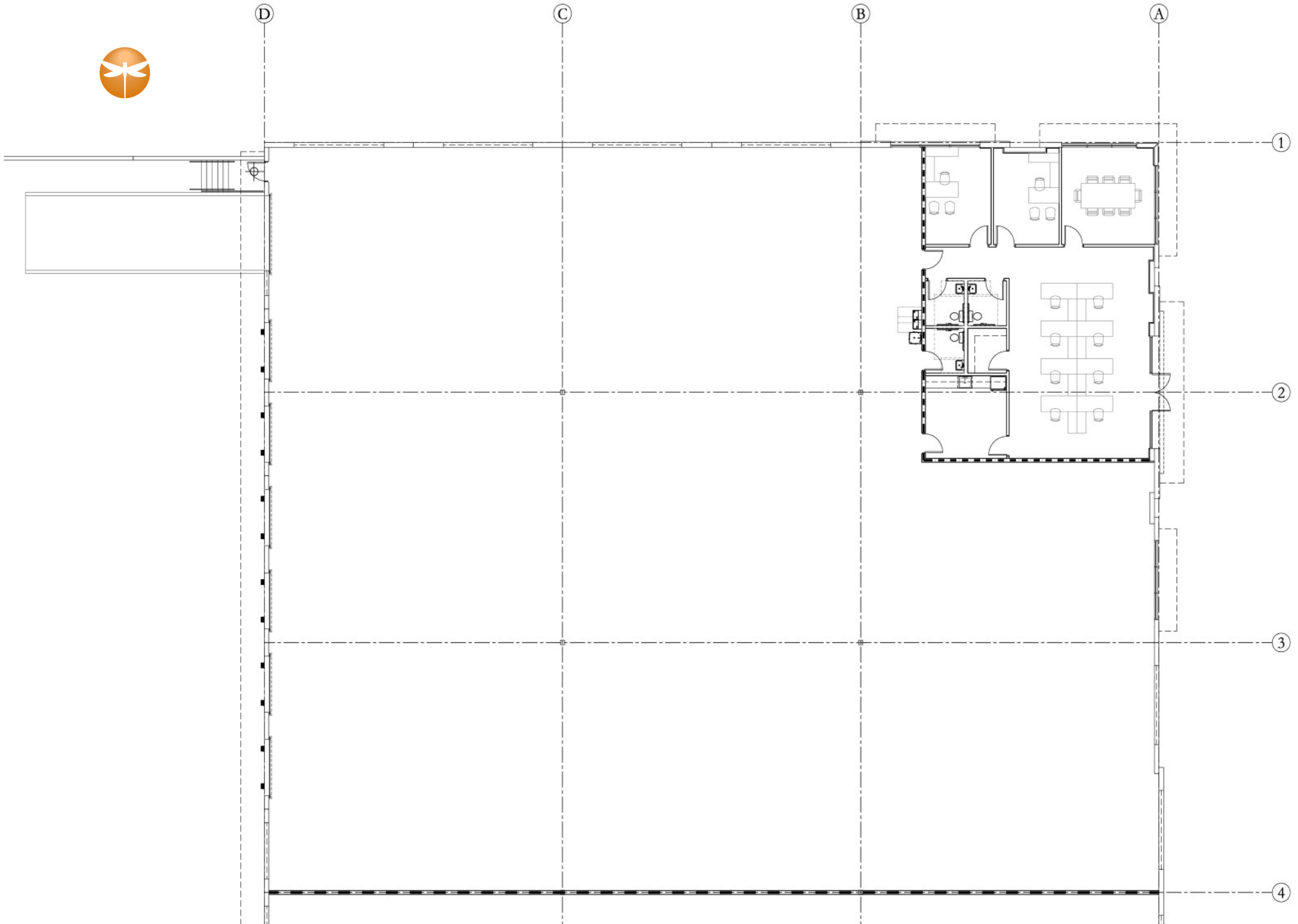


Building 1 Spec Suites - East and West End Caps

50' x 40' Column Spacing

11% Office (1,980 SF) - 89% Warehouse (16,013 SF) - 18,027 Total SF

6 - Dock High Loading Doors, 1-Oversized Drive - In Door Via Concrete Ramp

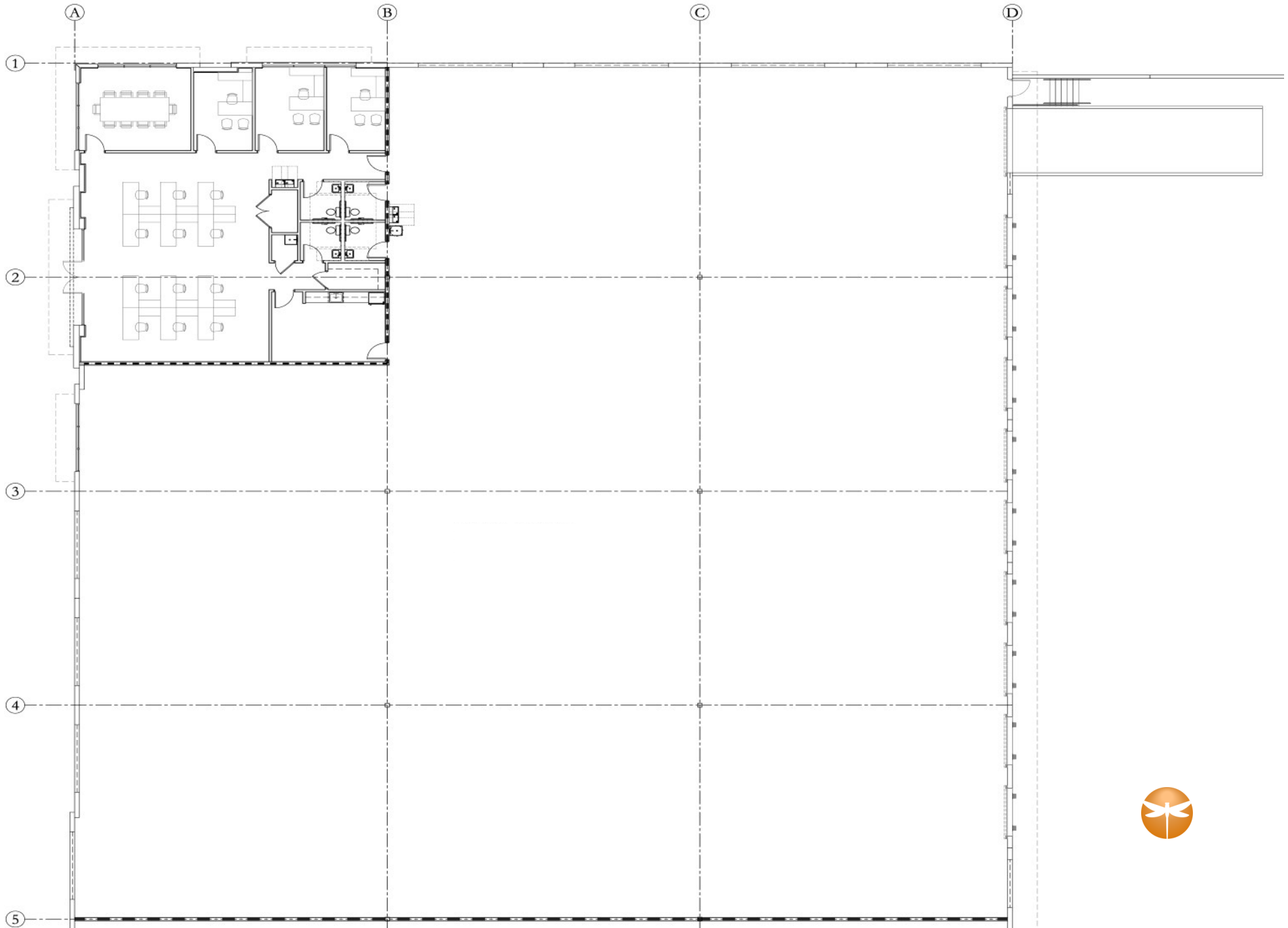


Building 2 Spec Suites - East and West End Caps

50' x 40' Column Spacing

11.5% Office (2,782 SF) - 88.5% Warehouse (21,276 SF) - 24,058 Total SF

9 - Dock High Loading Doors, 1 - Oversized Drive-In Door Via Concrete Ramp



PORTS & AIRPORTS

DESTINATION	MILES	TIME
Treasure Coast Int'l Airport:	12	30 MIN
Port of Fort Pierce:	17	50 MIN
Vero Beach Regional Airport:	34	1HR 30 MIN
Port of Palm Beach:	47	1HR 50 MIN
Port Canaveral:	83	1HR 50 MIN
Hollywood Int'l Airport:	105	3HR 10 MIN
Port Everglades:	108	3HR 19 MIN
Miami International Airport:	130	3HR 55 MIN
Orlando International Airport:	135	30 MIN
Fort Myers Airport (RSW):	134	50 MIN
Port Miami:	141	1HR 30 MIN
Tampa Bay Int'l Airport:	187	1HR 50 MIN
St. Pete Airport:	181	1HR 50 MIN
Tampa Port:	179	3HR 10 MIN
Jacksonville Int'l Airport:	208	3HR 19 MIN
Jax Port:	210	3HR 55 MIN
Tallahassee Airport:	337	3HR 55 MIN



MAJOR CITIES

DESTINATION	MILES	TIME
Stuart, FL	10	15 minutes
West Palm Beach, FL	47	45 minutes
Ft. Lauderdale, FL	105	1 hour 40 min
Miami, FL	130	2 hours
Orlando, FL	135	2 hours 10 min
Tampa, FL	179	2 hours 50 min
Jacksonville, FL	210	3 hours 20 min
Georgia State Line	375	6 hours



LOCAL DESTINATIONS



DESTINATION	MILES	DRIVE TIME
I-95	1	3 MIN
VILLAGE CENTER	1.3	4 MIN
PGA GOLF COURSE	6	11 MIN
FL TURNPIKE	6.5	16 MIN
TRADITION STADIUM	6.8	12 MIN

Tradition Pkwy
SW Discovery Way

SW Gatlin Blvd

SW Becker Rd

Cleveland Clinic
Keiser University
Torrey Pines
Oculus Surgical

Tamco Group
Accel Intl

amazon
Cheney Brothers
FedEx
Express

Dragonfly
Commerce
Park

Walmart
Sams Club

MILLER'S
ALE-HOUSE
Wendy's
Bass Pro Shops

Target
Longhorn Steakhouses
PetSmart
DSW
TJ-maxx
Famous Footwear
Michael's
Olive Garden
Ulta
Old Navy
McDonald's

PGA
PROFESSORIAL GOLFERS ASSOCIATION
OF AMERICA
1916

NY Mets

Near Immediate Access to I-95, Minutes to Florida Turnpike

Adjacent Fortune 500 Tenants and Owners: Exceptional Corporate Environment

Incredible Area Amenities - Shopping, Restaurants, Cleveland Clinic, PGA Golf, NY Mets Spring Training, Workforce & Executive Housing

IF YOU COULD BUILD A CITY FOR THE 21st CENTURY, WHAT WOULD IT LOOK LIKE AND WHERE WOULD IT BE?



Dragonfly Commerce Park is located in the heart of Tradition, a master-planned community within the City of Port St. Lucie in St. Lucie County, Florida. Located along the Treasure Coast, it consists of 8,300 acres surrounding a town square. Land use components include retail, life sciences, health care, education, industrial, single and multi-family residential, hospitality, recreation and entertainment. Tradition provides a small town feel with big town amenities and is ranked one of the best places to live and work in the country by US News and World Report. Fronting I-95, and just minutes to the Florida Turnpike, it's location provides access to every major population center in the State, fueling an exploding distribution/industrial component which currently include Amazon, Tamco, Accel International, Cheney Brothers and FedEx distribution centers. More are coming every day. This is Southeast Florida's last, best class "A" commercial/distribution location!

Millions of square feet have been developed in Tradition over the last few years, taking advantage not just of the location, but of the great housing options, the willing and productive employee base and the reduced commercial rents and salaries compared to Miami-Dade, Broward and Palm Beach Counties. St. Lucie County and the City of Port St. Lucie offer numerous incentives to promote job growth as well, targeting life sciences and manufacturing, not just distribution.

The live/work environment is exceptional, with miles of lakes, fitness trails, public art and a mix of newer and under construction executive and workforce level housing. There are great public and private schools, PGA golf, shopping, entertainment and wonderful restaurant options. The Cleveland Clinic has a regional hospital and their main research facility here, Keiser University and the Torey Pines Research Institute have major campuses. Retailers include Home Depot, Publix, Bass Pro Shops, Walmart and many more. Tradition Field is home for the New York Mets Spring Training Ground!





**Amazing Growth, Excellent Access, Supportive Municipality and Amenities
No State Income Tax**

The Population and Environment

- Quality Labor Market
- The 3rd Largest City in Florida
- Mid-way between Miami and Orlando
- Occupies 120 Square Miles in St. Lucie County
- Statistically the Safest City in the State of Florida
- 204,851 Residents (more than Ft. Lauderdale as of 2020!)
- Population Growth 3 to 5 times Greater than other Florida Cities
- Moderate Temperatures - From 64° in February to 82° in August

The Government and Infrastructure

- Pro-Business Government
- Targeted Industry/Jobs Incentives Available
- Expedited Plan Review and Fast Permit Tracking
- Nearby Seaports - Ports of Fort Pierce & Palm Beach
- FEC Rail runs through the County, interfaces with CSX
- Excellent Access via Florida Turnpike and I-95 Highways
- Professional and Effective Economic Development Council
- Multiple Airports: Treasure Coast, Palm Beach, Vero Beach

Large Employers Include Walmart, Amazon, Cleveland Clinic, Maverick Boat Group, Pursuit Boats, Tropicana, FedEx, Torrey Pines Institute, Keiser University

- 11,000 Acres of Parks and Preserves
- PGA Golf Course, Hotel and Resort
- World Famous Fishing and Boating



- Resorts & Marinas in nearby Hutchinson Island
- 21 Miles of Pristine Beaches Minutes Away
- NY Mets Professional Baseball Spring Training

Drive Times	Within 60 minutes	Within 180 Minutes	Within 300 Minutes
Population Summary			
2000 Total Population	1,123,599	11,177,916	14,932,196
2010 Total Population	1,392,907	13,386,971	17,643,637
2021 Total Population	1,583,145	15,628,101	20,450,848
2026 Total Population	1,684,364	16,746,901	21,854,026
2021-2026 Annual Rate	1.25%	1.39%	1.34%
2021 Total Daytime Population	1,532,923	15,557,156	20,308,919
Workers	663,862	6,889,010	9,015,813
Residents	869,061	8,668,146	11,293,106

Median Household Income	Motivated Workforce and Low Cost of Living		
	Within 60 minutes	Within 180 Minutes	Within 300 Minutes
2021	\$59,671	\$58,933	\$58,532
2026	\$67,820	\$66,369	\$65,863
Median Home Value			
2021	\$276,643	\$279,909	\$271,368
2026	\$310,572	\$312,200	\$303,462
Per Capita Income			
2021	\$34,509	\$32,873	\$33,017
2026	\$39,062	\$37,203	\$37,372

ECONOMIC DEVELOPMENT INCENTIVES



PROVIDED BY CITY, COUNTY, STATE AND FLORIDA POWER & LIGHT TO QUALIFIED TENANTS

- ◆ State and County Targeted Industries
Includes Headquarters, Distribution Centers, Manufacturing, Clean Energy, Research & Development, Biotech and others.
- ◆ Ad valorem tax abatement on Personal Property
Tiered percentage based on jobs, wages and capital investment.
- ◆ Impact Fee abatement
Up to \$3,500 per job based on jobs and wages.
- ◆ Job Growth Incentive Grant (JGIG)
From \$1,500 up to \$3,500 per new job and other requirements, maximum of \$1.5M paid out over 2-5 years.
- ◆ High Impact Industries Performance Grants (HIPI)
Advanced manufacturing, clean energy, life sciences, semiconductors, transportation.
- ◆ Florida Power and Light
Tiered discount rate for up to four years based on new jobs and electric demand.
- ◆ Quick Response Training
Grant funding in the form of a reimbursable grant for customized, skills and training-based wage requirements.
- ◆ On-the-Job Training
50% reimbursement of a new employee's wages, up to 12 weeks.
- ◆ Capital Investment Tax Credits (CITC)
An annual credit, provided for up to twenty years, against the corporate income tax for targeted industries investing over \$25 million and creating at least 100 jobs.
- ◆ Fast Track Permitting