

# DRAGONFLY COMMERCE PARK

**+/- 12,000 SF to +/- 127,000 SF AVAILABLE**



**A NEW CLASS "A" MULTI-TENANT INDUSTRIAL DEVELOPMENT  
LOCATED IN THE MASTER PLANNED COMMUNITY OF TRADITION  
12050 SW TOM MACKIE BOULEVARD PORT ST. LUCIE, FLORIDA 34987**

- ◆ 4 Divisible 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
- ◆ Superior Parking Ratio, 1.4 per 1,000 sf - 616 Parking Spots
- ◆ Quality Tilt-Up Construction, 180' Deep Truck Courts
- ◆ Delivering with 18,027 SF and 24,058 SF Spec Suites
- ◆ Robust 480v Electric Service, Solar Power Options
- ◆ Build to Suit and Full Building Options Available
- ◆ Adjacent to I-95, Minutes to Florida Turnpike



Exclusively Listed By

**Ted Konigsberg, SIOR**

**O. 305.947.9514**

**C. 786.556.8988**

**[ted@infinitycommercial.net](mailto:ted@infinitycommercial.net)**



**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

- ◆ Adjacent to Amazon, FedEx, Costco, Cheney Brothers, Cleveland Clinic and Other Great Corporate Neighbors
- ◆ Separate Truck & Auto Traffic: Auto Driveways to Village Parkway, Truck Driveways to Tom Mackie Blvd.
- ◆ Perfectly Suited for Clean Manufacturing, Industrial, Logistics, Flex and Service Tenants
- ◆ Economic Incentives to Qualified Tenants Provided by City, County and State
- ◆ Outstanding Architectural Design, Lake with Fountain, Lush Landscaping
- ◆ Under Construction and Pre-Leasing Now - Delivering Early 2025



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- ◆ Fastest growing area of South Florida
- ◆ 3-hour or less drive to 70% of Florida's population
- ◆ Minutes to PGA Golf, Tradition Stadium, New Executive and Workforce Housing
- ◆ Within a few miles of the Treasure Coast Regional Airport and the mega-yacht Port of Ft. Pierce
- ◆ Located in the Southern Grove component of Tradition, the commercial corridor of the community
- ◆ Industrial users within a few miles include: Contender Boats, Tropicana Manufacturing, Pursuit Boats, Derecktor Yachts, Walmart and Amazon regional distribution centers, Composite Essential Materials, and others

## IF THERE WAS A CITY BUILT FOR THE 21st CENTURY, WHAT WOULD IT LOOK LIKE AND WHERE WOULD IT BE?



Dragonfly Commerce Park is in the master planned community of Tradition, within the City of Port St. Lucie in St. Lucie County, on Florida's Treasure Coast. With 8,300 acres of retail, life sciences, health care, education, industrial, residential, hospitality, entertainment and recreation uses, Tradition has a small town feel with big town amenities. US News and World Report ranks it one of the best places to live and work in the country and it's location provides fast access to all major State population centers. Numerous Fortune 500 Companies are locating here, with more coming every day. This is Southeast Florida's last, best class "A" commercial/distribution location.

The live/work environment is exceptional, with miles of lakes, fitness trails, public art, new and under-construction executive and workforce level housing. There are great public and private schools, PGA golf, shopping, entertainment and wonderful restaurants. The Cleveland Clinic has their main U.S. research facility here, along with a large regional hospital. Florida International University and Keiser University have major campuses in Tradition. Retailers include Home Depot, Publix, Bass Pro, Target, Walmart and more. Tradition Field is also the home of the New York Mets Spring Training Ground.



# DRAGONFLY COMMERCE PARK



Tom Mackie Blvd.

Village Parkway

**About the Developer:** Dragonfly Investments was co-founded by Jason Morjain and a team of seasoned real estate professionals with expertise in development, management, and finance. Over the years, Dragonfly has acquired, developed and repositioned over 5 million square feet of properties across the East Coast and Southeastern United States, completing 300 projects in the process. It's diverse portfolio consists of developments that house over 400 tenants, including manufacturing and logistics buildings, education facilities, retail centers, mixed-use properties, multi-family residences, and hotels. By adopting a build-and-hold strategy, Dragonfly Investments is committed to creating long-term value and stability for their tenants and their organization.



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

**The Population and Environment**

**The Government and Infrastructure**

- ◆ 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)
- ◆ Average Daily Temperatures - 64° in February to 82° in August
- ◆ Population Growth 3 to 5 times Greater than other Florida Cities

- ◆ Pro-Business Government
- ◆ Targeted Industry and 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

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

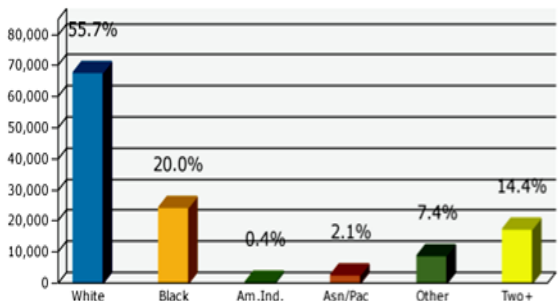
**DRAGONFLY  
COMMERCE PARK**

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

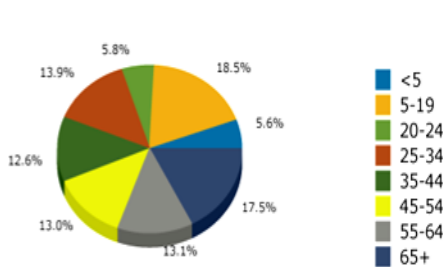
Drive Times	Within 60 minutes			Median Household Income	Motivated Workforce and Low Cost of Living		
	Within 180 Minutes	Within 300 Minutes	Within 60 minutes		Within 180 Minutes	Within 300 Minutes	
<b>Population Summary</b>							
2000 Total Population	1,123,599	11,177,916	14,932,196	2021	\$59,671	\$58,933	\$58,532
2010 Total Population	1,392,907	13,386,971	17,643,637	2026	\$67,820	\$66,369	\$65,863
2021 Total Population	1,583,145	15,628,101	20,450,848	<b>Median Home Value</b>			
2026 Total Population	1,684,364	16,746,901	21,854,026	2021	\$276,643	\$279,909	\$271,368
2021-2026 Annual Rate	1.25%	1.39%	1.34%	2026	\$310,572	\$312,200	\$303,462
2021 Total Daytime Population	1,532,923	15,557,156	20,308,919	<b>Per Capita Income</b>			
Workers	663,862	6,889,010	9,015,813	2021	\$34,509	\$32,873	\$33,017
Residents	869,061	8,668,146	11,293,106	2026	\$39,062	\$37,203	\$37,372

*All information contained herein is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market.*

2023 Population by Race

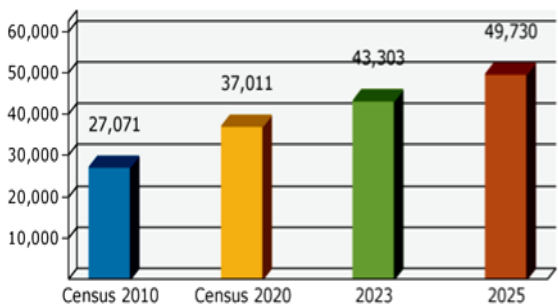


2023 Population by Age

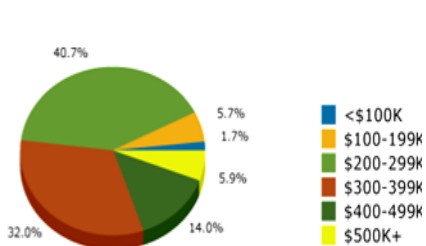


2023 Percent Hispanic Origin: 23.1%

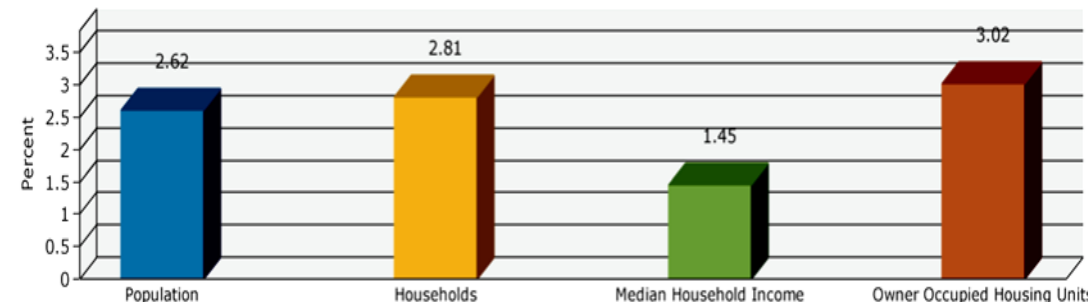
Households



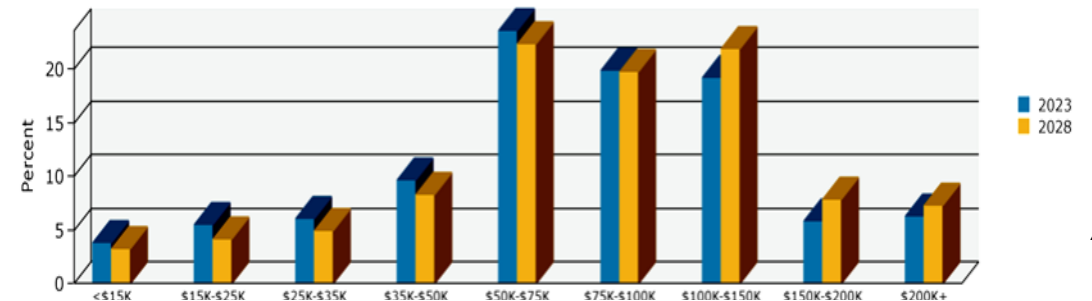
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



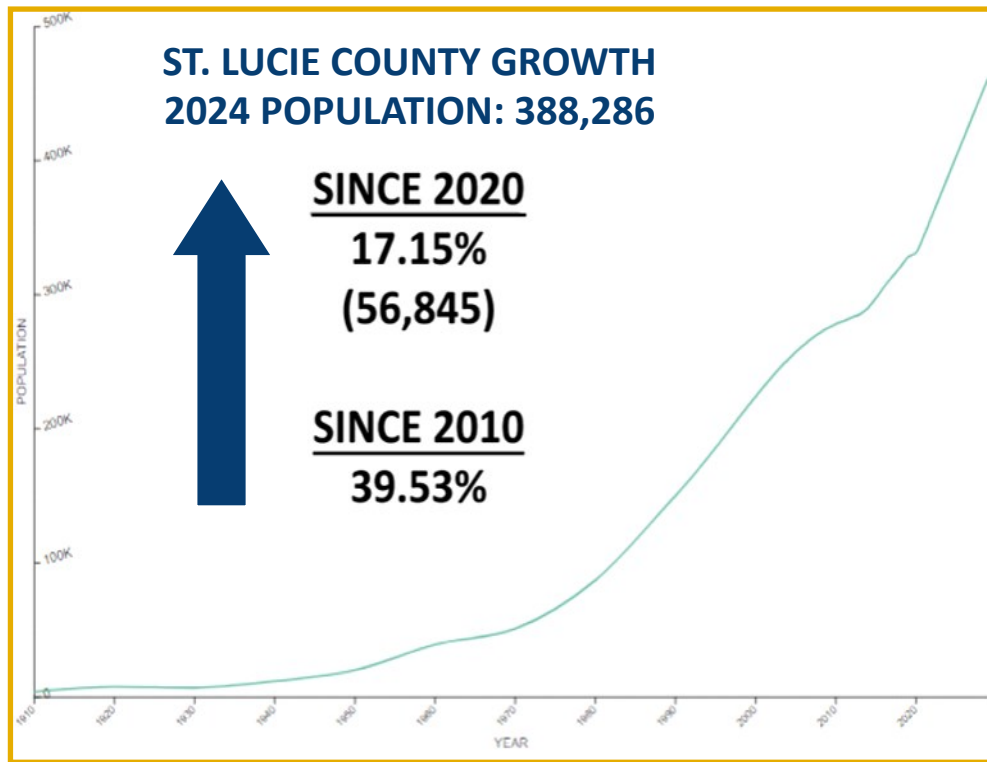
	ST. LUCIE	MARTIN	BROWARD	PALM BEACH	MIAMI-DADE
<b>WAGES</b>	<b>\$54,081 (avg)</b>		<b>+23% (avg)</b>	<b>+28% (avg)</b>	<b>+28% (avg)</b>
Annual Average (AVWG)	\$48,278	\$54,526	\$66,081	\$70,979	\$70,988
Hourly (HRLY)	\$23.21	\$26.21	\$31.77	\$34.12	\$34.13
115% AVWG	\$55,520	\$62,705	\$75,993	\$81,626	\$81,636
115% HRLY	\$26.69	\$30.15	\$36.54	\$39.24	\$39.25
150% AVWG	\$72,417	\$81,789	\$99,122	\$106,469	\$106,482
150% HRLY	\$34.82	\$39.32	\$47.65	\$51.19	\$51.19

**ST. LUCIE COUNTY GROWTH  
2024 POPULATION: 388,286**

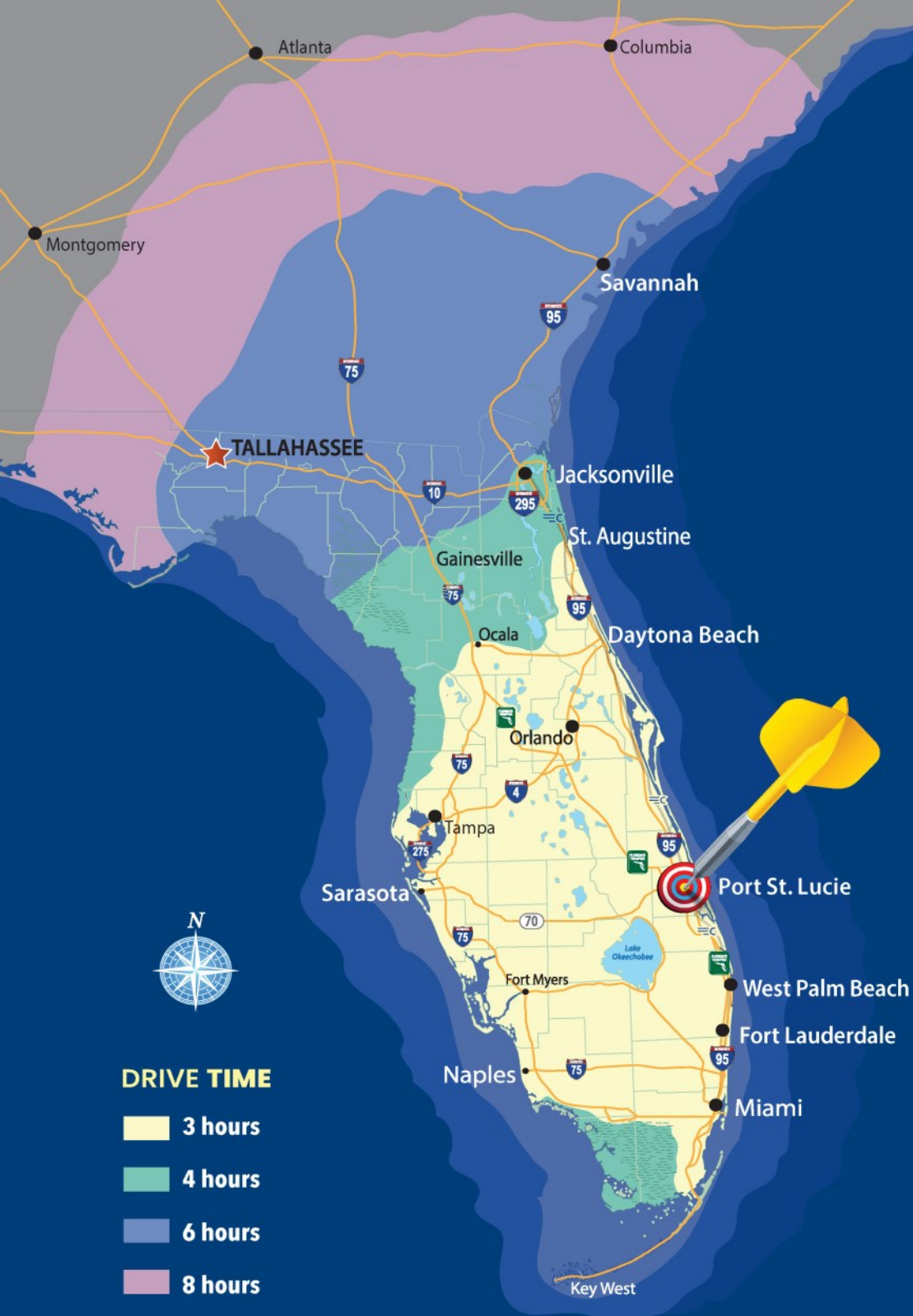


**SINCE 2020**  
**17.15%**  
**(56,845)**

**SINCE 2010**  
**39.53%**



All information contained herein is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions. For additional information and verification, please contact the City of Port St. Lucie, St. Lucie County, the Treasure Coast EDC and the US Census.



➤ **Port St. Lucie, the #10 fastest-growing large city in the U.S.**  
*– U.S. Census Bureau July 2020–July 2021*

➤ **Regional workforce of 315,000+**

DRAGONFLY COMMERCE PARK		
Ports and Airports	Miles	Approximate Drive Time
Treasure Coast Intl. Airport	20.9	29 min
Port of Ft. Pierce	20.3	30 min
Vero Beach Regional Airport	32.4	41 min
Port of Palm Beach	46.6	50 min
Port Canaveral	103	1 hr 32 min
Hollywood Intl. Airport	96.5	1 hr 31 min
Port Everglades	95.9	1 hr 32 min
Miami Intl. Airport	118	1 hr 54 min
Orlando Intl. Airport	123	1 hr 49 min
Ft. Meyers Airport	133	2 hrs 35 min
Port Miami	116	1 hr 58 min
Tampa Intl. Airport	169	3 hrs 8 min
Port of Tampa	172	3 hrs 4 min
St. Pete - Clearwater Intl. Airport	181	3 hrs 19 min
Jacksonville Intl. Airport	250	3 hrs 41 min
Jacksonville Port	241	3 hrs 34 min
Tallahassee Airport	385	5 hrs 40 min





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

- ◆ **State and County Targeted Industries**  
Advanced Manufacturing, Agtech/Nutraceuticals, Aviation/Aerospace, Composite Materials, Distribution/Logistics, Life Sciences, Marine Industries.
- ◆ **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**



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

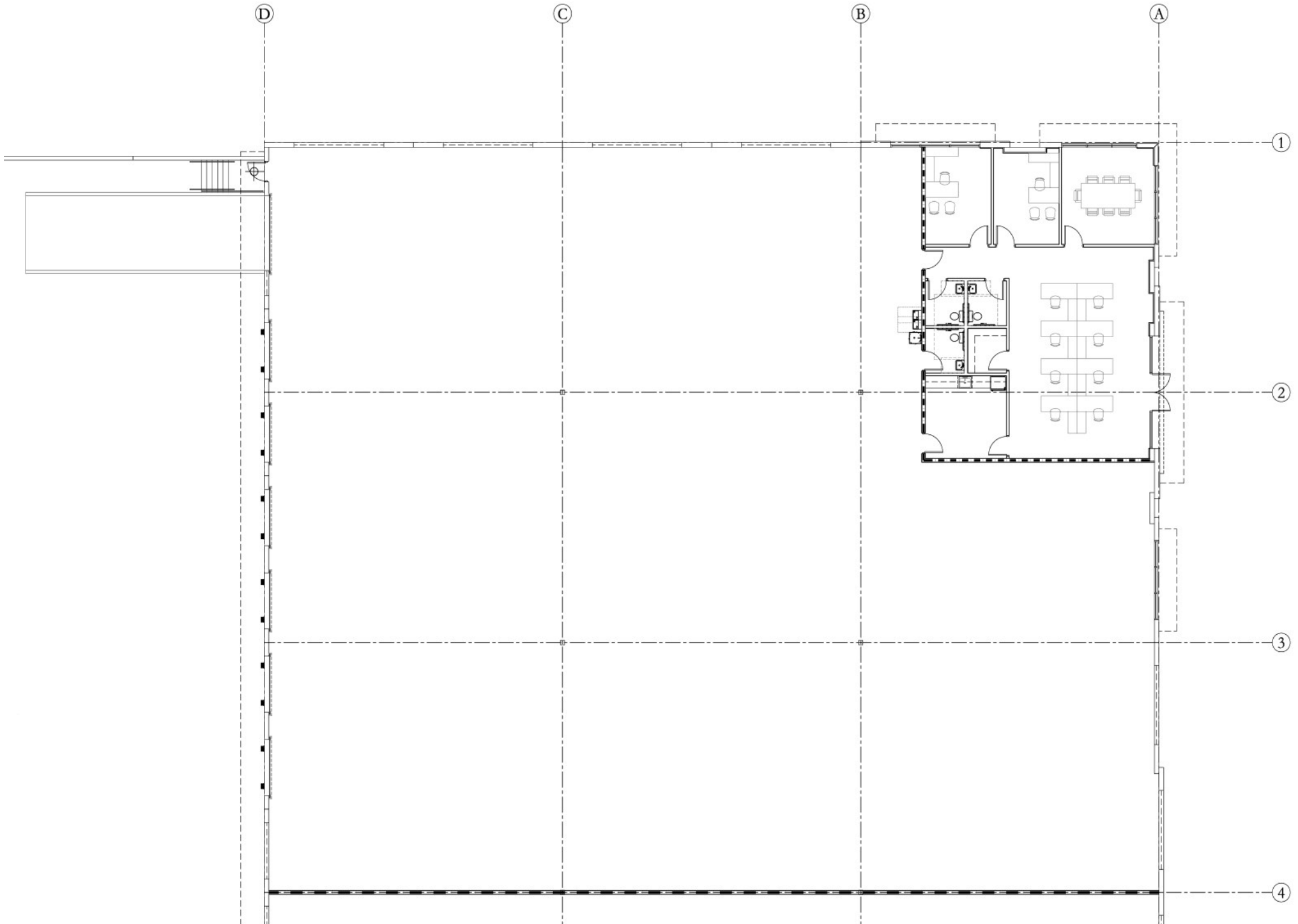


**Building 1 Spec Suite - West End Cap**

**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**

