

DRAGONFLY COMMERCE PARK

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

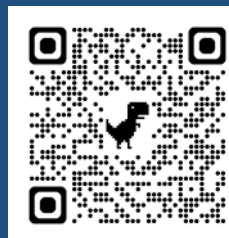


NEW CLASS A INDUSTRIAL PARK WITHIN 200 MILES OF ALMOST EVERY MAJOR MARKET IN FLORIDA

IN THE MASTER PLANNED COMMUNITY OF TRADITION AT 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
- ◆ Robust 480v Electric Service, 750 KVA Transformer Per Building
- ◆ Superior Parking Ratio, 1.4 per 1,000 sf - 616 Parking Spots
- ◆ Delivering Now: Spec Suites at Multiple Sizes Available
- ◆ Adjacent to I-95, Minutes to Florida Turnpike & US-27
- ◆ Quality Tilt-Up Construction, 180’ Deep Truck Courts
- ◆ Build to Suit and Full Building Options Available

Video



<https://vimeo.com/892631372>



Exclusively Listed By

Ted Konigsberg, SIOR

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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

- ♦ Great Corporate Neighbors: Amazon, FedEx, Costco, Performance Food Group, Cleveland Clinic , Walmart, etc.
- ♦ Buildings 1 & 2 are Leasing Now - Tenants Already Signed, Delivering Ready to Go Space 3rd Quarter 2025
- ♦ Buildings 3 & 4 Currently Available as Build to Suits, Breaking Ground as Spec Buildings in 2026
- ♦ Perfectly Suited for Clean Manufacturing, Industrial, Logistics, Flex and Service Tenants
- ♦ Exceptional Curb Appeal and Tenant Signage, Highly Competitive Lease Rates
- ♦ Economic Incentives to Qualified Tenants Provided by City, County and State
- ♦ Outstanding Architectural Design, Lake with Fountain, Lush Landscaping



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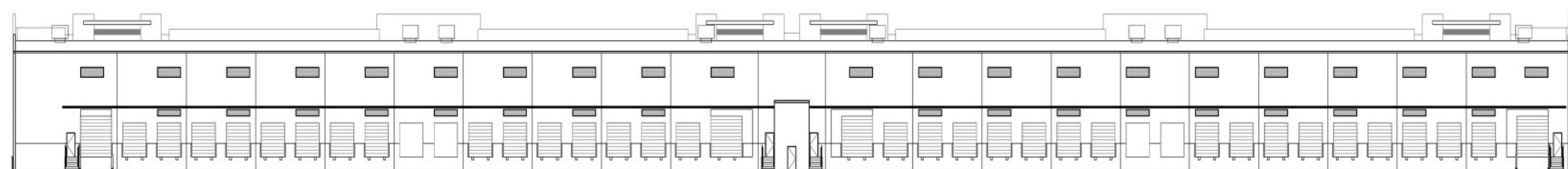
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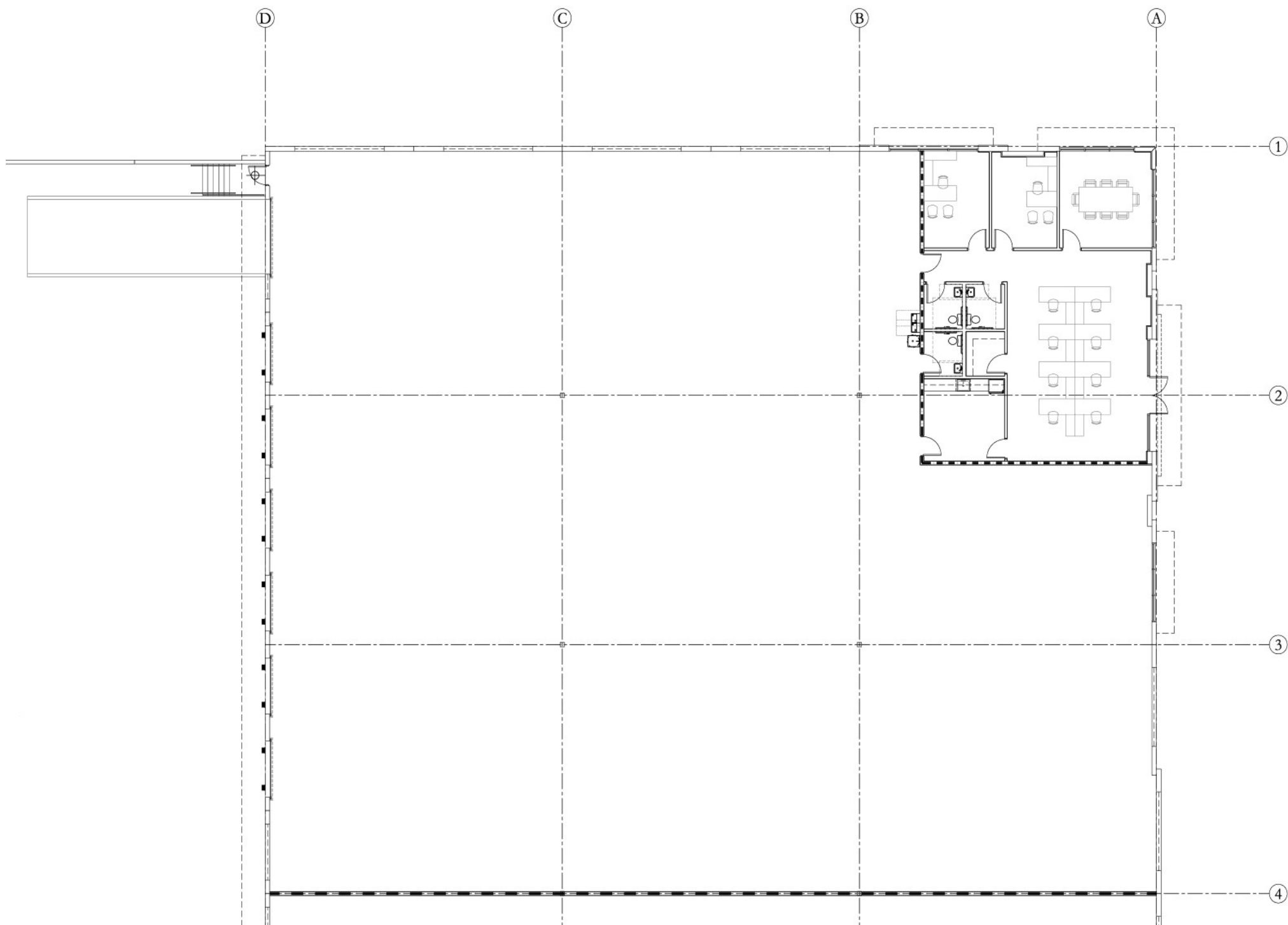
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**DRAGONFLY COMMERCE PARK
TYPICAL TRUCK COURT/LOADING CONFIGURATION: BLDG. 2 REAR ELEVATION SHOWN**



Building 1 Spec Suite - West End Cap
50' x 40' Column Spacing
1,980 SF Office Built, 18,027 to 53,967 SF Available
+/- 4 Dock High Doors per +/- 6,000 SF Column Line, 1 - Drive-In Door With Concrete Ramp at End Cap

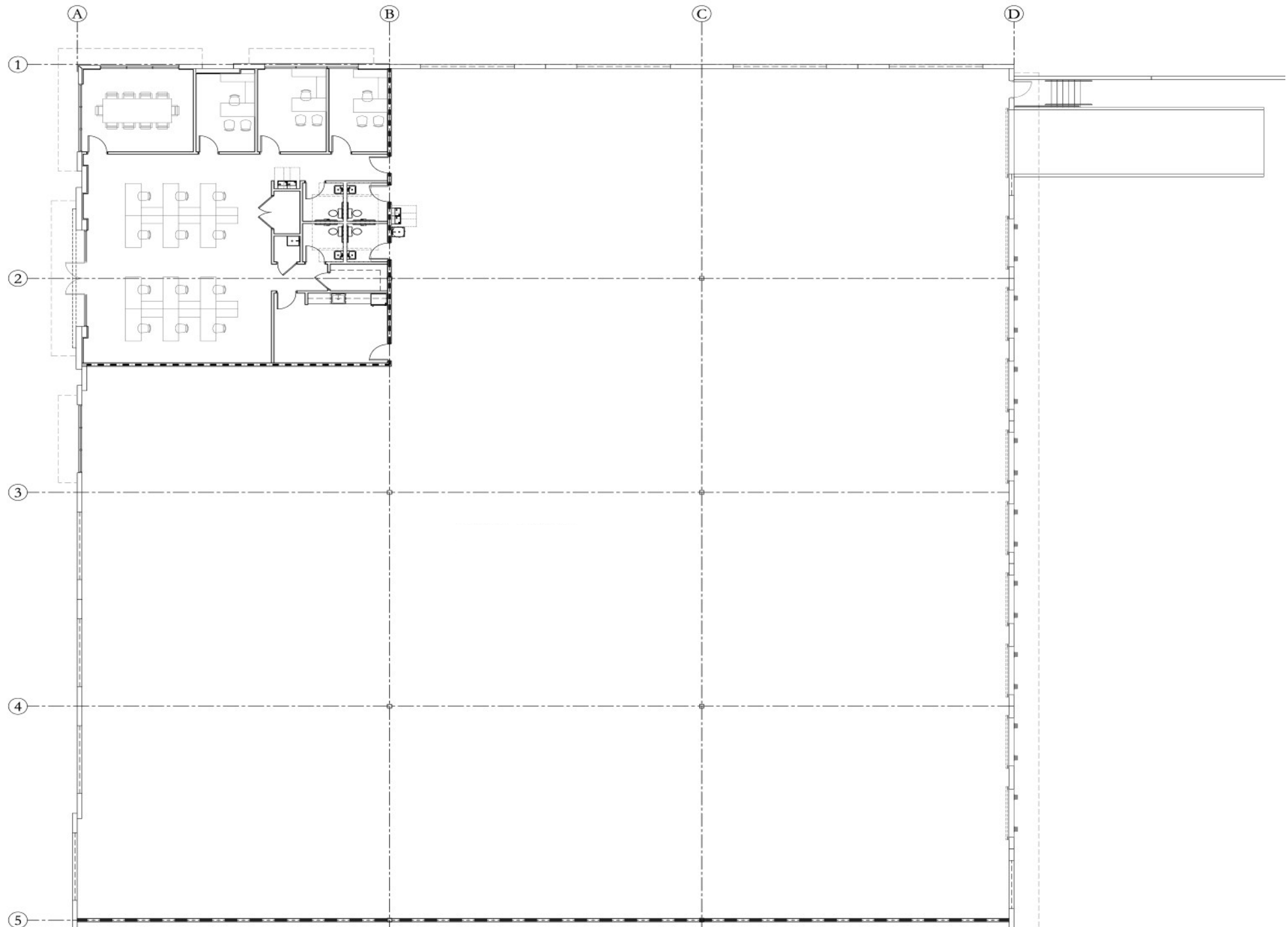


Building 2 Spec Suites - East and West End Caps

50' x 40' Column Spacing

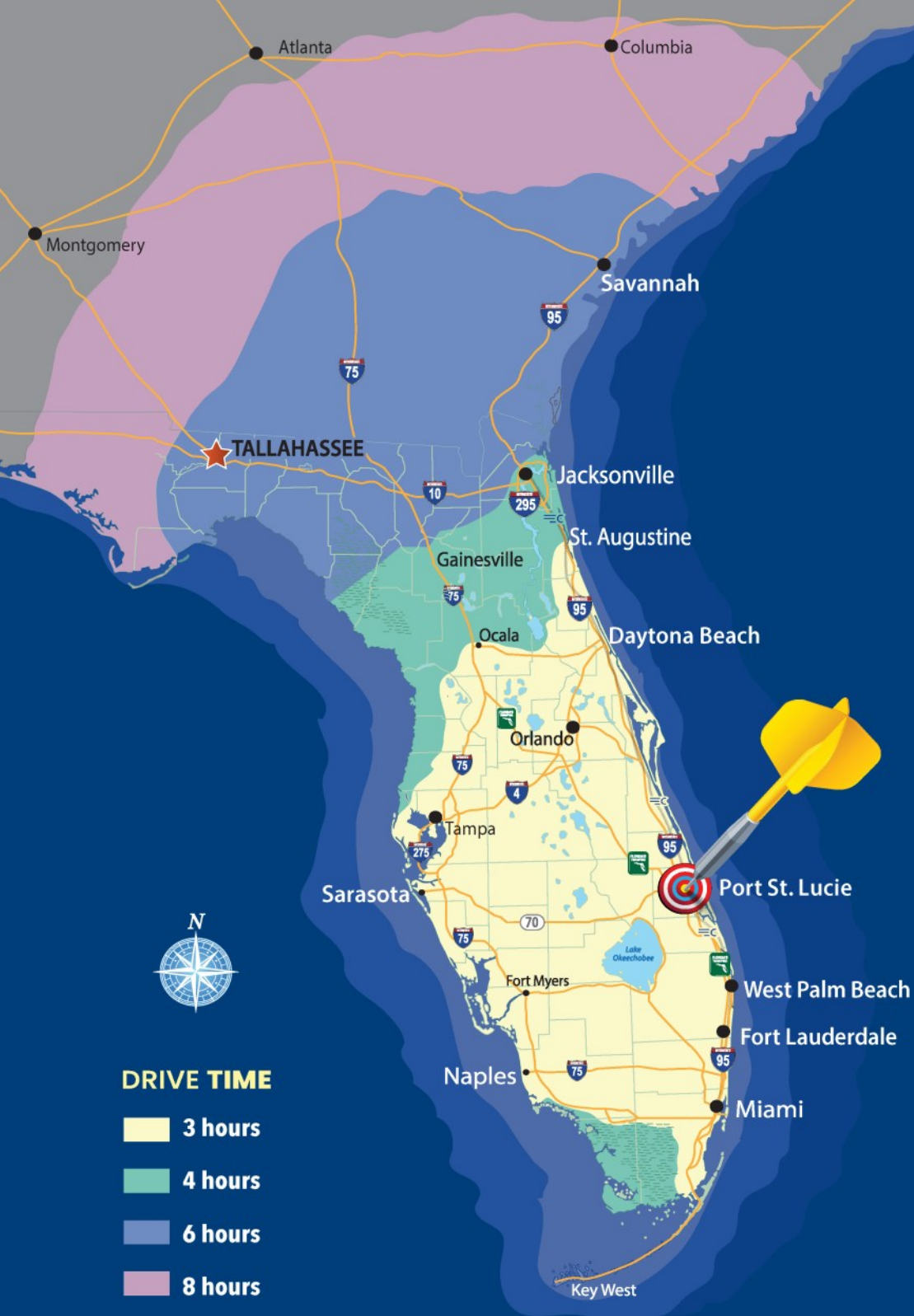
1 - 2,782 SF Office Built at Each End Cap, 24,058 SF to 90,119 SF Available

+/- 4 Dock High Doors per +/- 6,000 SF Column Line, 1 - Drive-In Door With Concrete Ramp at Each End Cap





- ◆ 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
- ◆ Area Tenants Include: Contender Boats, Tropicana Manufacturing, Pursuit Boats, Derecktor Yachts, Walmart, Costco and Amazon Distribution centers, Composite Essential Materials, FedEx, Oculus Surgical, Cleveland Clinic, Keiser University and Many More



➤ 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

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 U.S. and it's location provides fast access to all major State population centers: Immediate access to I-95 and just minutes to the Florida Turnpike and US-27. Fortune 500 Companies are located 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



About the Developer: Dragonfly Investments was 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 and include manufacturing and logistics buildings, education facilities, retail centers, mixed-use properties, multi-family residences, restaurants, entertainment venues and hotels. Adopting a build-and-hold strategy, Dragonfly Investments is 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

- ◆ 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

The Government and Infrastructure

- ◆ 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	Within 180 Minutes	Within 300 Minutes	Median Household Income	Motivated Workforce and Low Cost of Living		
Population Summary					Within 60 minutes	Within 180 Minutes	Within 300 Minutes
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	Median Home Value			
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	Per Capita Income			
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

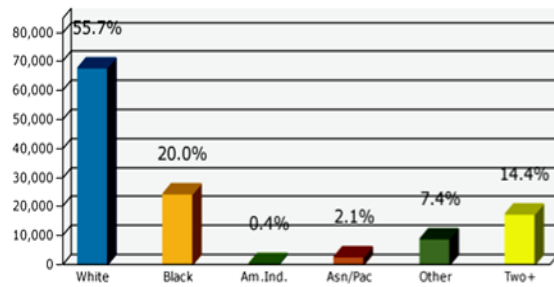
ECONOMIC DEVELOPMENT INCENTIVES



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

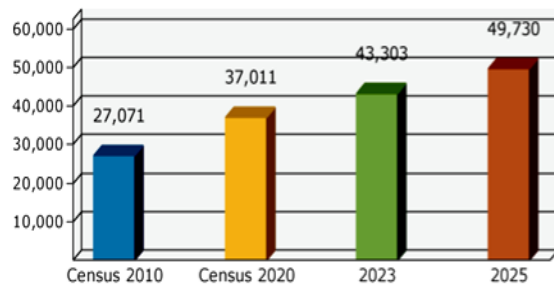
- ♦ **State and County Targeted Industries**
Advanced Manufacturing, Agtech/Nutraceuticals, Aviation/Aerospace, Composite Materials, Distribution/Logistics, Life Sciences, Marine Industries.
- ♦ **Ad valorem tax abatement on Personal Property**
Tiered percentage based on jobs, wages and capital investment.
- ♦ **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**

2023 Population by Race

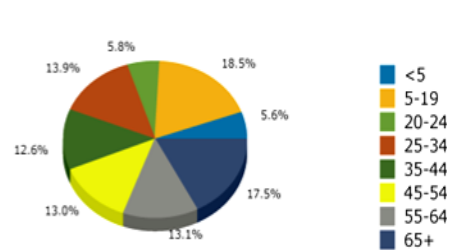


2023 Percent Hispanic Origin: 23.1%

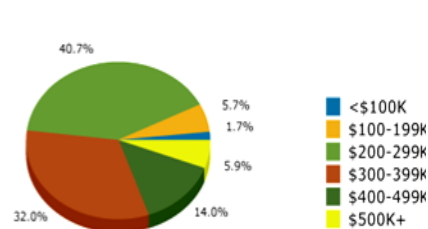
Households



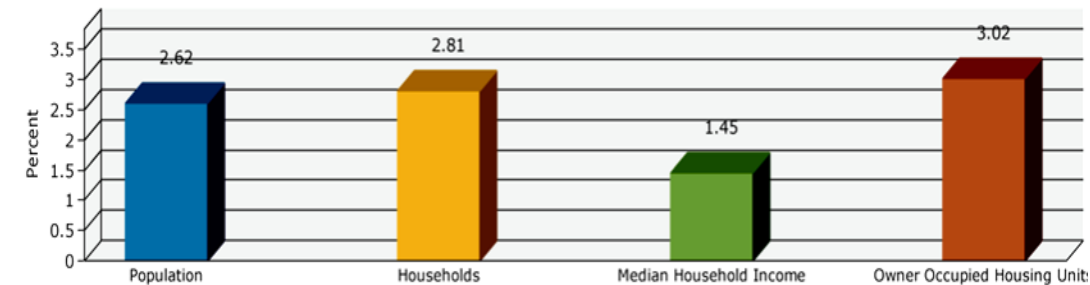
2023 Population by Age



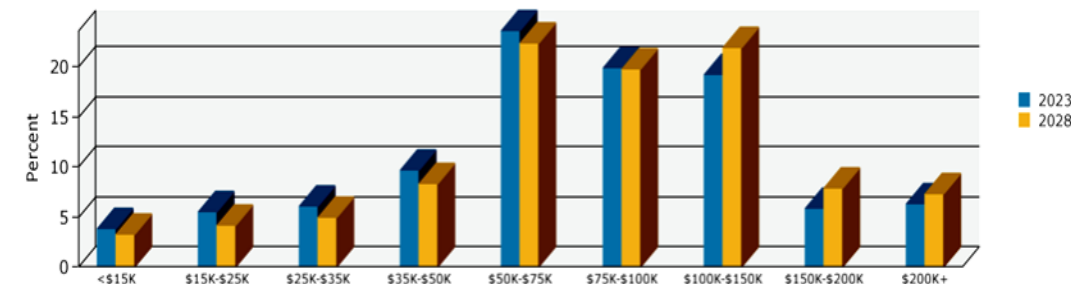
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



	ST. LUCIE	MARTIN	BROWARD	PALM BEACH	MIAMI-DADE
WAGES	\$54,081_(avg)		+23% (avg)	+28% (avg)	+28% (avg)
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

