

DRAGONFLY COMMERCE PARK

FULLY BUILT OUT SUITES IMMEDIATELY AVAILABLE!
OPTIONS FROM +/- 6,000 SF to +/- 127,000 SF



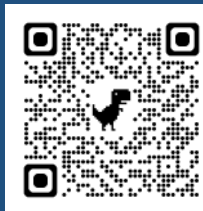
ADJACENT TO I-95, MINUTES TO TURNPIKE & US 27

A NEW CLASS "A" MULTI-TENANT INDUSTRIAL DEVELOPMENT WITHIN 200 MILES OF ALMOST EVERY MAJOR FLORIDA MARKET

LOCATED IN THE MASTER PLANNED COMMUNITY OF TRADITION AT 12050 SW TOM MACKIE BOULEVARD PORT ST. LUCIE, FLORIDA 34987

- ◆ 4 Exceptional Buildings, 407,099 Total SF, 28' & 36' Clear - Bldgs. 1 & 2 Complete, 3 & 4 Breaking Ground!
- ◆ Superior Parking, 1.4 per 1,000 SF - 616 Parking Spots, 179 Truck Positions
- ◆ 9' x 10' and 12' x 14' Dock High Loading Doors, 12' x 14' Drive In Doors
- ◆ Designed for Clean Manufacturing, Logistics, Flex and Service Tenants
- ◆ Spec Suites for Immediate Occupancy Still Available, Leasing Fast!
- ◆ Outstanding Design, Lake with Fountain, Lush Landscaping
- ◆ Quality Tilt-Up Construction, 180' Deep Truck Courts
- ◆ Build to Suit and Full Building Options Available
- ◆ Robust 480v Electric Service

Video




ICRE
Infinity Commercial
Real Estate

Exclusively Listed By

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DRAGONFLY COMMERCE PARK



Tom Mackie Blvd.

Village Parkway

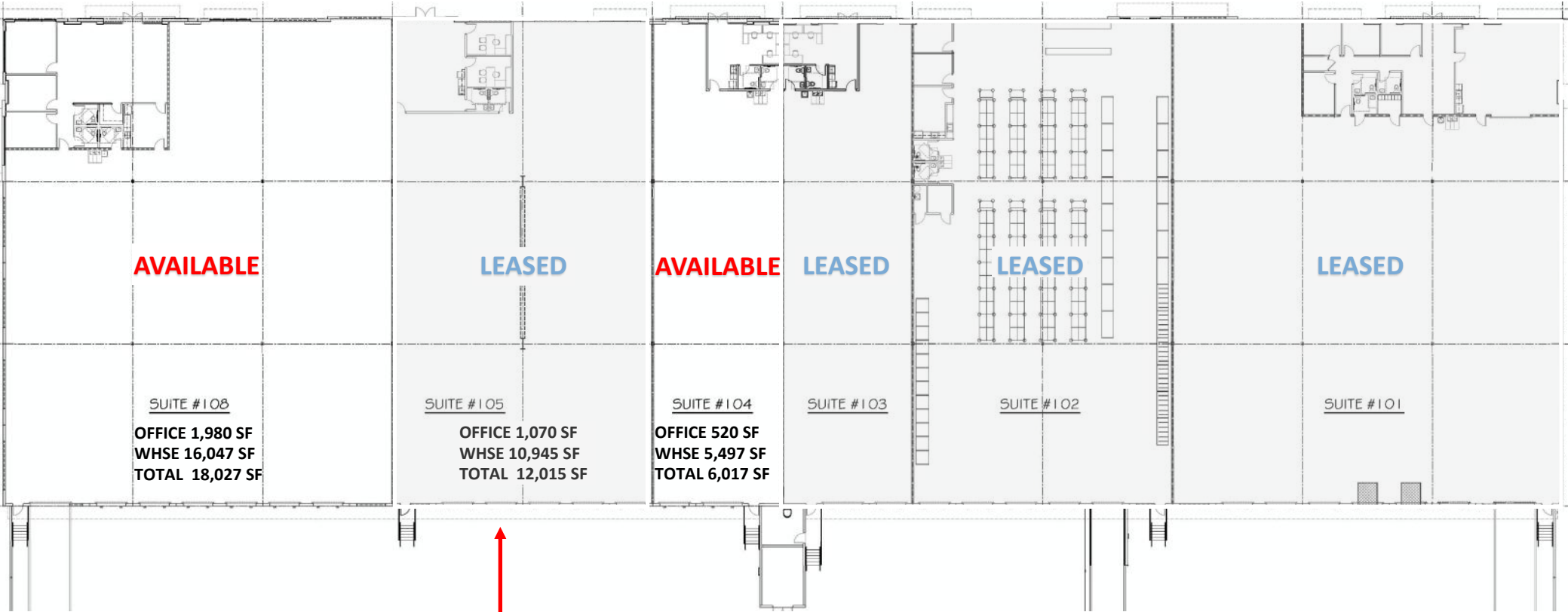
Bldg. 1
72,120 SF
150' Depth
28' Clear Height
50' x 40' Columns
129 Car Parking
32 Truck Positions

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

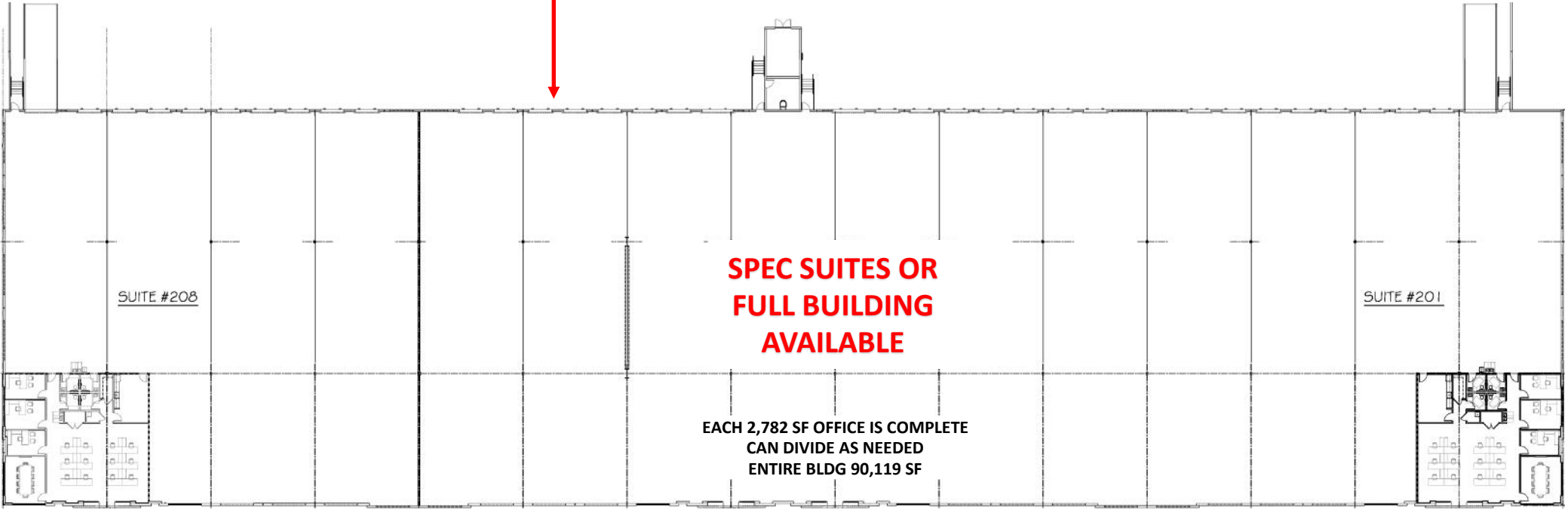
Bldg. 3
115,635 SF
165' Depth
36' Clear Height
55' x 50' Columns
167 Car Parking
52 Truck Positions

Bldg. 4
127,634 SF
170' Depth
36' 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 Leasing Now - Tenants Are Moving In. Multiple Ready to Go Sizes and Options Available
- ◆ Buildings 3 & 4 Still Available as Build to Suits, Breaking Ground as Spec Buildings in 2026
- ◆ Innovative Site Plan, Rear Load Buildings, Separate Car and Truck Driveways and Parking
- ◆ Exceptional Curb Appeal and Tenant Signage, Highly Competitive Lease Rates
- ◆ Economic Incentives to Qualified Tenants Provided by City, County & State

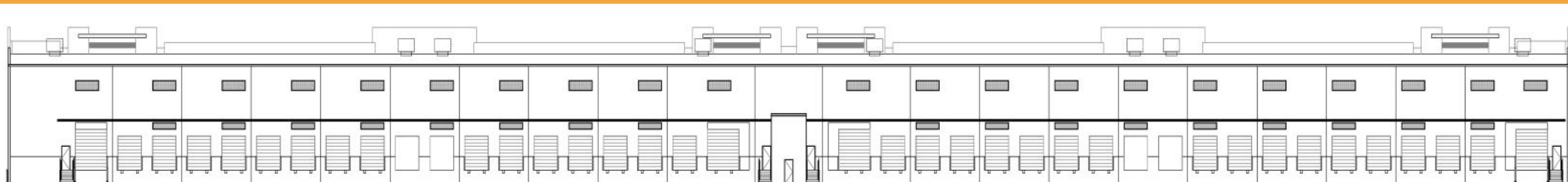


BUILDINGS 1 & 2 - MULTIPLE OPTIONS FOR IMMEDIATE OCCUPANCY





Rear Load Buildings - Screened Truck Courts - Drive In Ramps Available
TYPICAL TRUCK COURT/LOADING CONFIGURATION: BLDG. 2 REAR ELEVATION SHOWN







WEA
196-556-8844

View From Village Parkway



- ◆ Fastest Growing Area of South Florida
- ◆ 3-hour or Less Drive to 70% of Florida's Population
- ◆ 6th Largest City in the State, Ranked #1 Safe Large City
- ◆ Within 200 Miles of Almost Every Major Population Center in Florida
- ◆ Minutes to PGA Golf, Tradition Stadium, New Executive and Workforce Housing
- ◆ Seasoned Developer with Over 300 Properties, Multiple Holdings in St. Lucie County
- ◆ 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



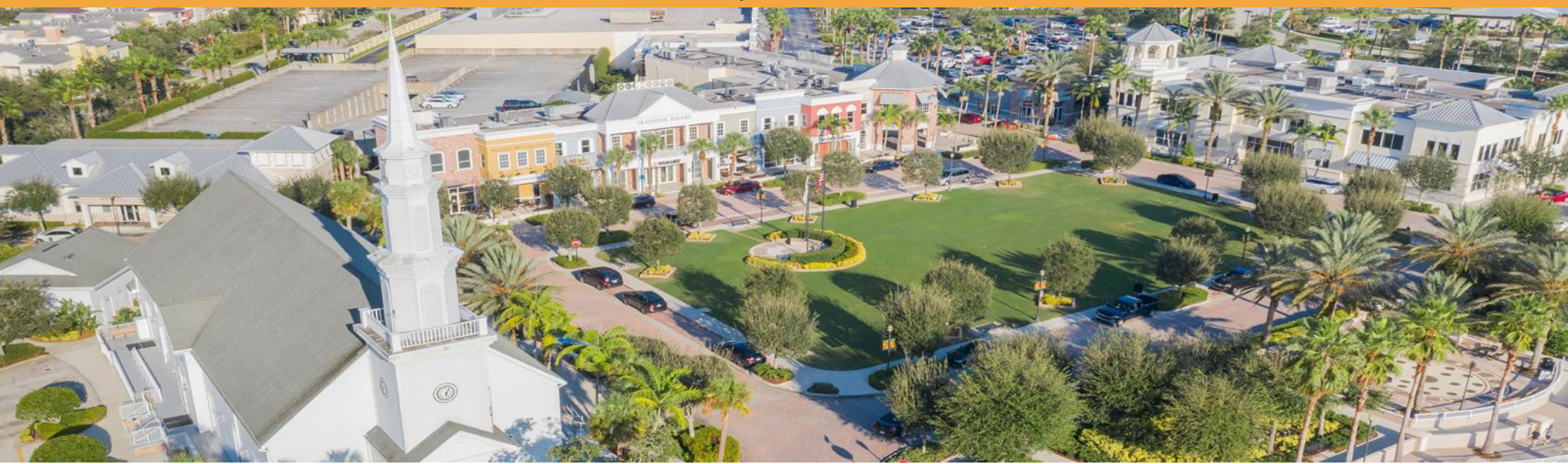
➤ Port St. Lucie, the **#10**
fastest-growing large
city in the U.S.
– U.S. Census Bureau July 2020–July 2021

➤ 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's main U.S. research facility is here, along with a regional hospital. Florida International University and Keiser University have major campuses in Tradition. Retailers include Home Depot, Lowes, Publix, Bass Pro, Target, Walmart and more.





Amazing Growth, Excellent Access, Supportive Municipality and Amenities

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)

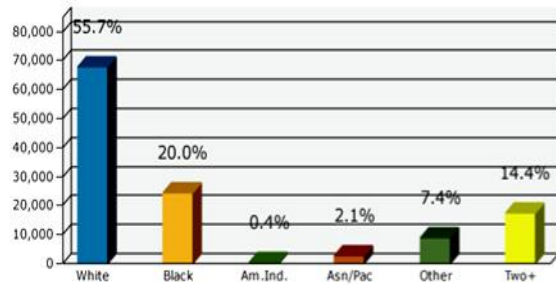
An annual credit, provided for up to twenty years, against the corporate income tax for targeted industries investing over \$25 million and creating at least 100 jobs.

♦ Free Trade Zone (FTZ)

FTZ Zone 218, Under The Alternative Site Framework (ASF): 30 Days or Less for Free Trade Zone Certification of Buildings or Premises

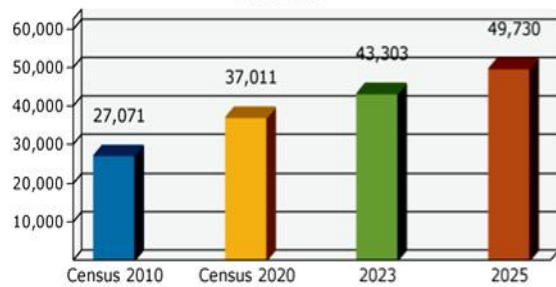
♦ Fast Track Construction Permitting

2023 Population by Race

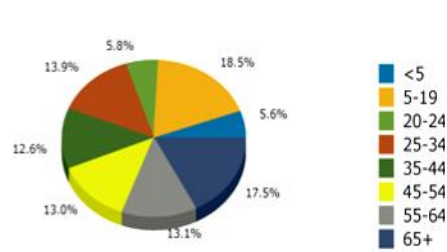


2023 Percent Hispanic Origin: 23.1%

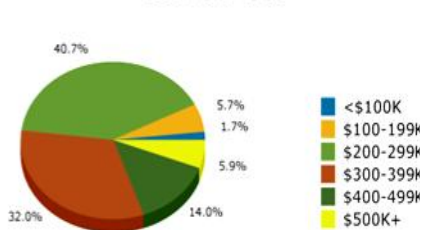
Households



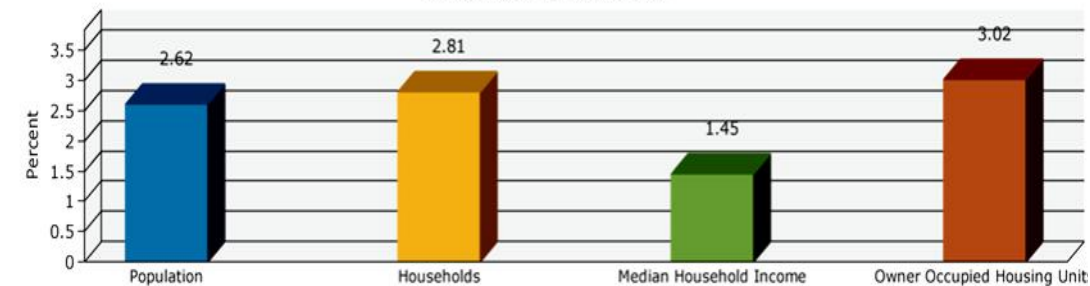
2023 Population by Age



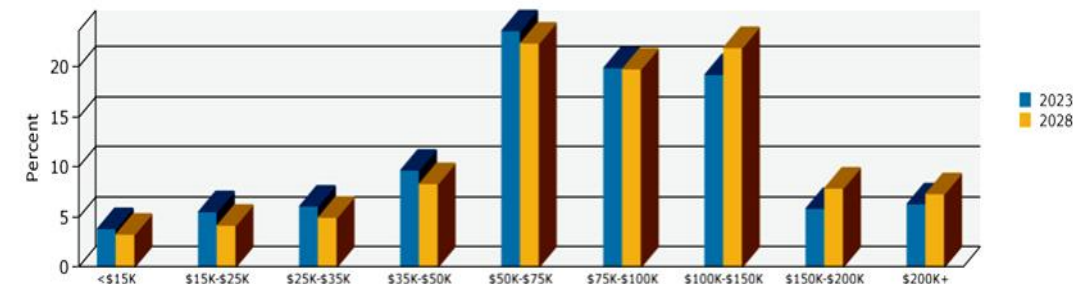
2023 Home Value



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

