

## DRAGONFLY COMMERCE PARK

FULLY BUILT OUT SUITES DELIVERING NOW!  
+/- 6,000 SF to +/- 127,000 SF AVAILABLE

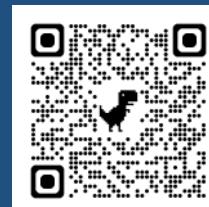


ADJACENT TO I-95, MINUTES TO TURNPIKE & US 27

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 34953

- ♦ 4 Exceptional Buildings, 407,099 Total SF, 28' & 32' Clear - Buildings 1 & 2 Complete, Tenants Are Moving In
- ♦ 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
- ♦ Outstanding Design, Lake with Fountain, Lush Landscaping
- ♦ 6,017 SF, 12,015 SF, 18,027 SF and 24,058 SF Spec Suites
- ♦ Quality Tilt-Up Construction, 180' Deep Truck Courts
- ♦ Build to Suit and Full Building Options Available
- ♦ Robust 480v Electric Service

Video



<https://vimeo.com/892631372>

**ICRE**  
Infinity Commercial  
Real Estate

Exclusively Listed By

**Ted Konigsberg, SIOR**  
O. 305.947.9514  
C. 786.556.8988  
[ted@infinitycommercial.net](mailto:ted@infinitycommercial.net)

# DRAGONFLY COMMERCE PARK



- ♦ 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

**AVAILABLE**

**AVAILABLE**

**AVAILABLE**

**LEASED**

**LEASED**

SUITE #108  
OFFICE 1,980 SF  
WHSE 16,047 SF  
TOTAL 18,027 SF

SUITE #105  
OFFICE 1,070 SF  
WHSE 10,945 SF  
TOTAL 12,015 SF

SUITE #104  
OFFICE 520 SF  
WHSE 5,497 SF  
TOTAL 6,017 SF

SUITE #103  
OFFICE 520 SF  
WHSE 5,497 SF  
TOTAL 6,017 SF

SUITE #102

SUITE #101

**BUILDINGS 1 & 2 - MULTIPLE OPTIONS FOR FAST OCCUPANCY**

**SPEC SUITES OR  
FULL BUILDING  
AVAILABLE**

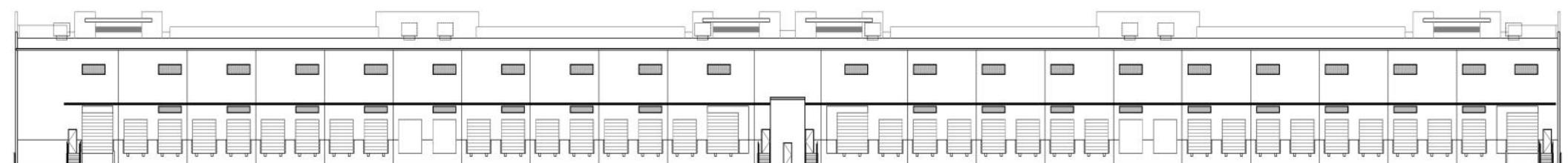
EACH OFFICE 2,782 SF  
SPEC SUITE MINIMUM 24,058 SF  
ENTIRE BLDG 90,119 SF

SUITE #208

SUITE #201



**Rear Load Buildings - Screened Truck Courts**





- ◆ **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

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

### 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

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



**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.

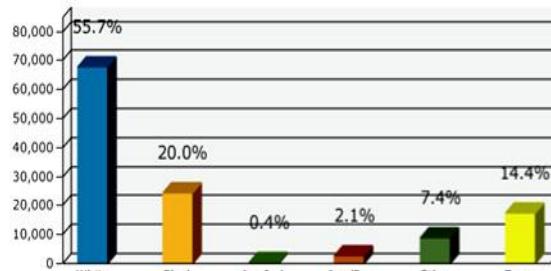
- ♦ **Quick Response Training**

Grant funding in the form of a reimbursable grant for customized, skills and training-based wage requirements.

## DEMOGRAPHIC SUMMARY - 5 MILE RADIUS

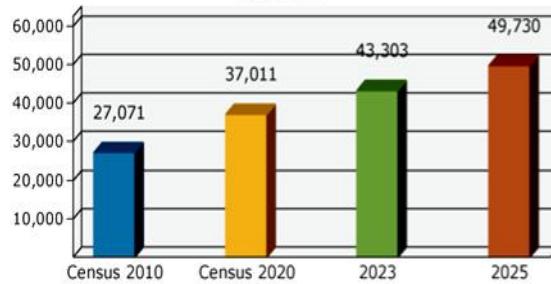
## WAGES BY COUNTY / ST. LUCIE COUNTY GROWTH RATES

2023 Population by Race

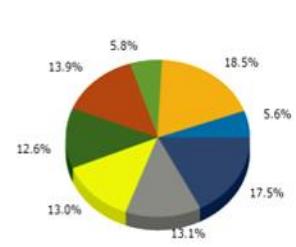


2023 Percent Hispanic Origin: 23.1%

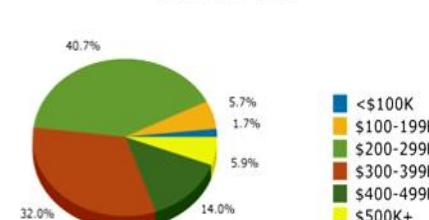
Households



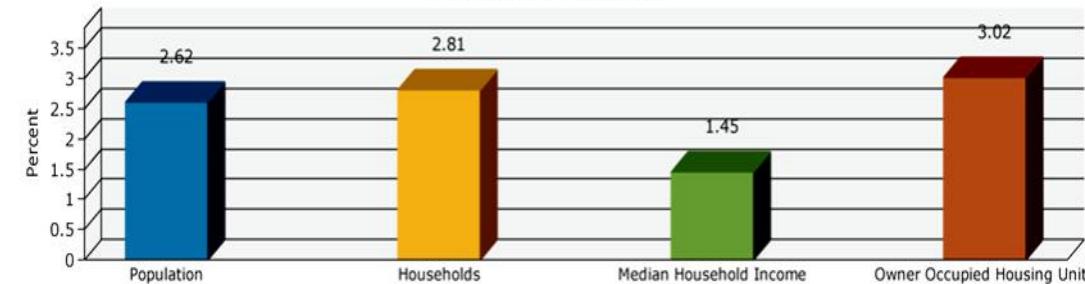
2023 Population by Age



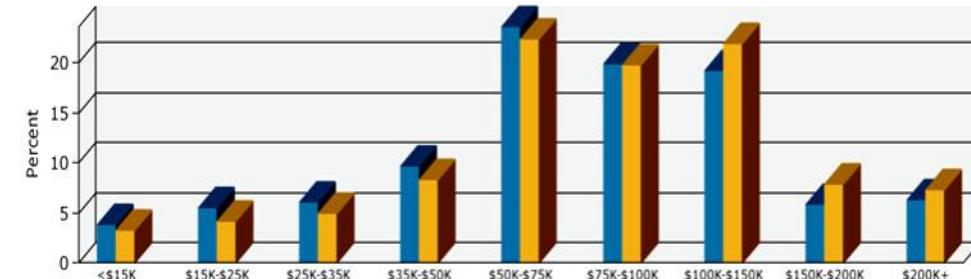
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



WAGES

	ST. LUCIE \$54,081 <sup>(avg)</sup>	MARTIN	BROWARD +23% <sup>(avg)</sup>	PALM BEACH +28% <sup>(avg)</sup>	MIAMI-DADE +28% <sup>(avg)</sup>
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

