



# QUONSET

BUSINESS PARK



**OUR CONNECTIONS**  
*PROPEL YOUR SUCCESS*

LAND • SEA • RAIL • AIR

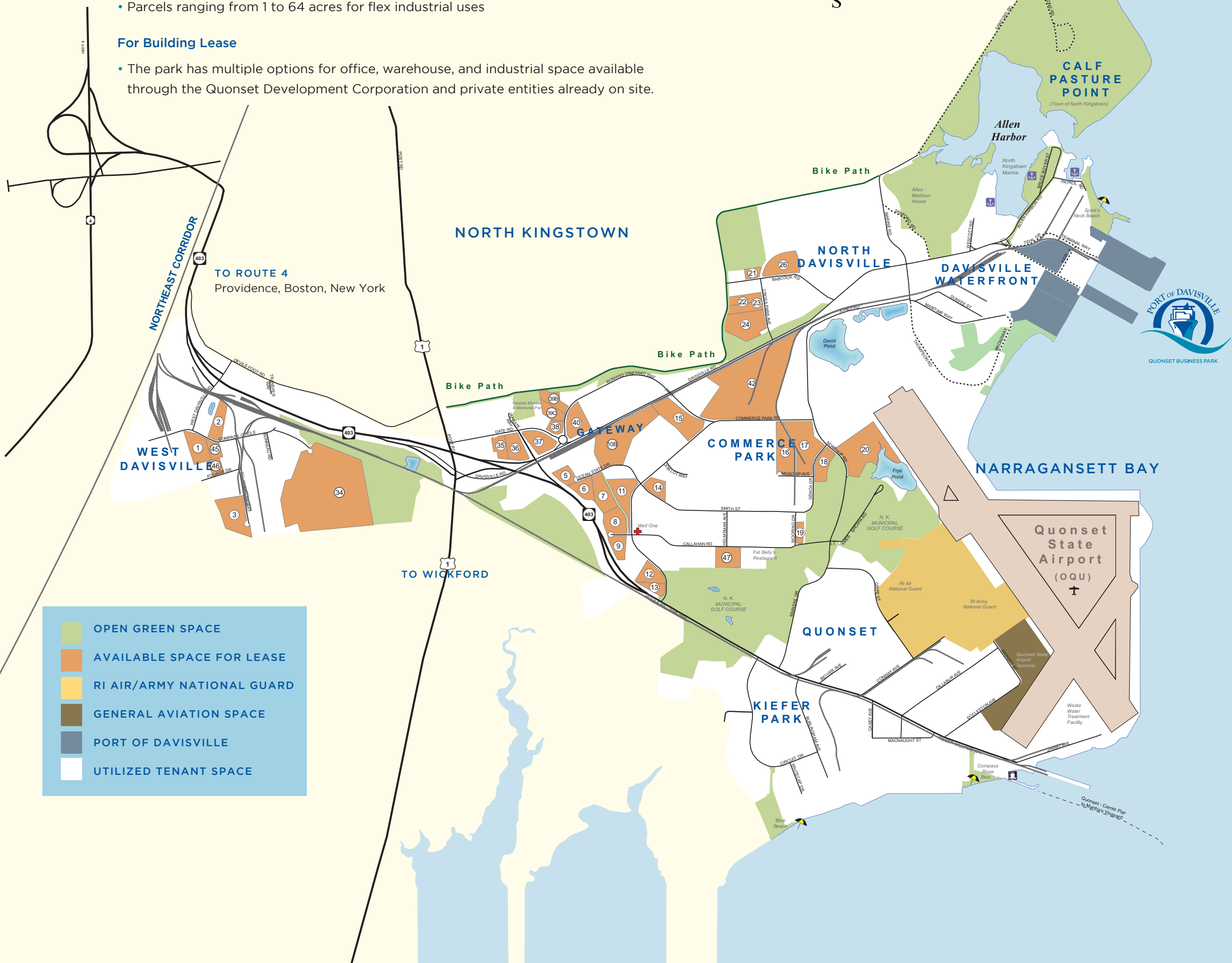
# Opportunities at Quonset

## For Ground Lease - 35 Sites Available

- Majority pre-permitted and pre-engineered
- Parcels ranging from 1 to 64 acres for flex industrial uses

## For Building Lease

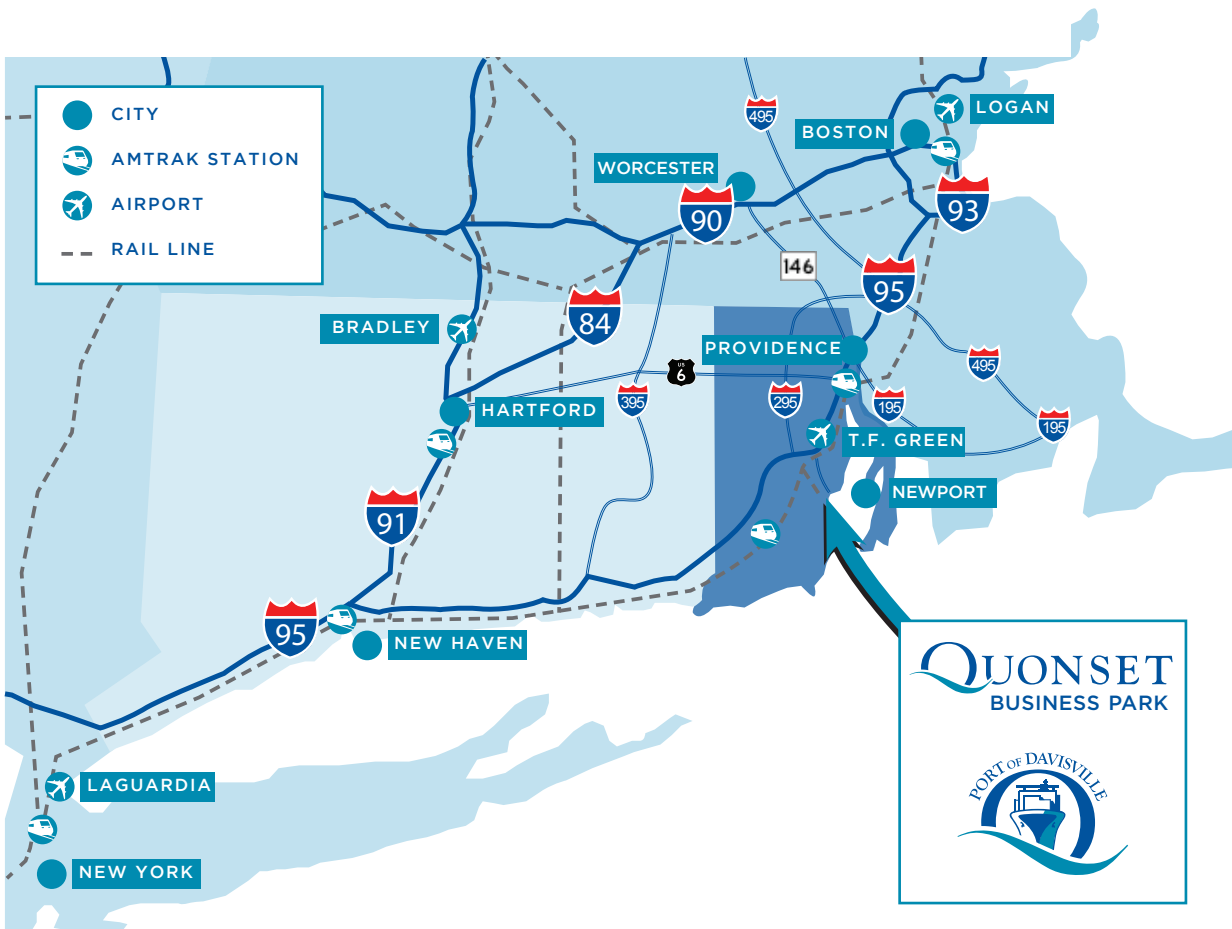
- The park has multiple options for office, warehouse, and industrial space available through the Quonset Development Corporation and private entities already on site.



SITE	ACRES
1	5.1
2	3.9
3	8.3
5	2.5
6	3.4
7	5.6
8	4.6
9	3.0
10B	16.7
11	5.7
12	3.8
13	1.9
14	2.9
15	9.0
16	7.4
17	11.1
18	4.0
19	1.4
20	15.2
21	1.4
22	2.7
23	2.9
24	9.0
26	6.2
34	64.0
35	2.6
36	4.2
37	4.5
38	1.7
39B	3.1
39C	2.6
40	5.2
42	42.9
45	2.0
46	1.7
47	4.7

# The Gateway to Your **Success**

The Quonset Business Park is the premiere business park in New England and one of the largest in the Northeast. It is home to approximately 200 companies, employing more than 10,000 people in a variety of industries. The business park spreads across more than 3,200 acres, including space for business, commerce, recreation and open space use. Advantageously located near the population centers of the Northeast on Rhode Island's Narragansett Bay, the Quonset Business Park has world-class infrastructure and is rich in amenities, location and history.



## ACCESSIBILITY

- Centrally located in the Southern New England business region
- 35 million people within a three-hour drive
- Direct access to RI Route 4 and Interstate 95 from four lane highway (Route 403)
- Easy access to major airports including, T.F. Green (RI), Boston Logan (MA), and Bradley International (CT)
- Commuter line to Boston within 15 minute drive and Amtrak services within 25 minute drive
- Corporate aviation facilities available on-site
- Freight rail access to Class I carriers
- Port of Davisville offers direct intermodal connections

# Modernized Infrastructure

- Recently upgraded multi-modal transportation access (airport, highway, seaport, railway)
- On dock rail, 150 MT mobile harbor crane
- Full service utilities, including high-speed broadband
- Water supply and wastewater systems owned and operated by Quonset Development Corporation (QDC)
- Stormwater system managed and maintained by QDC
- Electrical power provided via two substations with 115 kilovolts (kV) and two transformers/busses to 34.5 kV

# Incentives and Readiness

- 90-day development process
- Lease incentive based on term of lease, increasing in five year increments
- Employment and wage incentive based on payroll percentage
- Both incentives available concurrently, but capped to a limit of 50% of the annual leased rate
- Low site development costs
- 6 year tax stabilization agreement
- No inventory taxes
- Flexible zoning allows for R&D, office, industrial and distribution uses
- Competitive regional utility costs
- Foreign Trade Zone #105
- Experienced, knowledgeable and professional QDC staff





## Attractive Amenities

- TownePlace Suites by Marriott within the park
- On-site retail, including Dave's Marketplace (RI's largest independent grocer), HomeGoods, Bank Newport, Kohl's, Subway, and others
- High-speed ferry to Martha's Vineyard
- Daycare facility
- 18 Hole public golf course and clubhouse
- 2.3 mile bike path to waterfront
- Beaches
- Marinas
- Seabee Military Museum
- Banquet facility

## Desirable Host Community

**Municipality: North Kingstown, RI**

(Located in Washington County)

- Suburban location offering many residential and waterfront living options
- Median home sales price in North Kingstown is less than \$250,000
- Median household income in North Kingstown is \$78,000
- North Kingstown population is approximately 27,000 (2010 census)
- Excellent public school system
- 25 minute drive to Providence, RI and 60 minute drive to Boston, MA

**QUONSET**  
**BUSINESS PARK**





Hayward® Industries, Inc.



North Atlantic Distribution, Inc.



Ocean State Job Lot

## Our Tenants

Quonset Business Park has a diverse list of tenants across its 3,200 acre site. From hosting approximately 200 companies from various industries, to having a National Guard Base on-site, to being home-port for the Okeanos Explorer — NOAA’s premiere deep sea research vessel — we strive to meet the unique demands of each tenant.

### OUR TENANTS INCLUDE:

#### **Electric Boat Corporation**

A primary builder of U.S. Navy submarines for more than 100 years.

#### **North Atlantic Distribution, Inc. (NORAD)**

One of the largest vehicle finishing processors in North America, servicing VW, Audi, Porsche, Bentley, Honda, Subaru, Ford, and others.

#### **Toray Plastics America**

World leader in thin film production.

#### **Ocean State Job Lot**

Home to the retail chain with annual sales of \$500 million, 100 stores, and its 660,000 sq. ft. corporate headquarters.

#### **Senesco Marine**

The premier Northeast builder of double-hulled barges, tugboats, and other vessels.

#### **Dominion Diagnostics**

Specializes in clinical quantitative drug testing serving over 460 clinics in 38 states.

#### **Hayward Industries**

The largest manufacturer of residential swimming pool equipment in the world.

#### **Hexagon Metrology**

U.S. headquarters of the world’s largest supplier of precision measurement equipment and software.

#### **Greencore Group**

Northeast hub for one of the world’s leading convenience foods manufacturers.

#### **Banneker Industries**

A world class leader in supply chain logistics.

“For more than 25 years we’ve called Quonset Business Park our home. The location, the workforce, and the park’s commitment to its tenants is unmatched anywhere in the country. As our company continues to grow, we look forward to being here for decades to come.”

MICHAEL MIRANDA, PRESIDENT & CEO  
NORTH ATLANTIC DISTRIBUTION, INC. (NORAD)



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The Quonset Development Corporation (QDC) is a real estate development and property management company. Formed in 2005 it is responsible for the development and management of the 3,200 acre Quonset Business Park.®



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