



**Quonset Business Park 2026**



# QUONSET BUSINESS PARK®



## QUONSET IS A MAJOR DRIVER OF **ECONOMIC GROWTH** AND **JOB CREATION** IN RHODE ISLAND

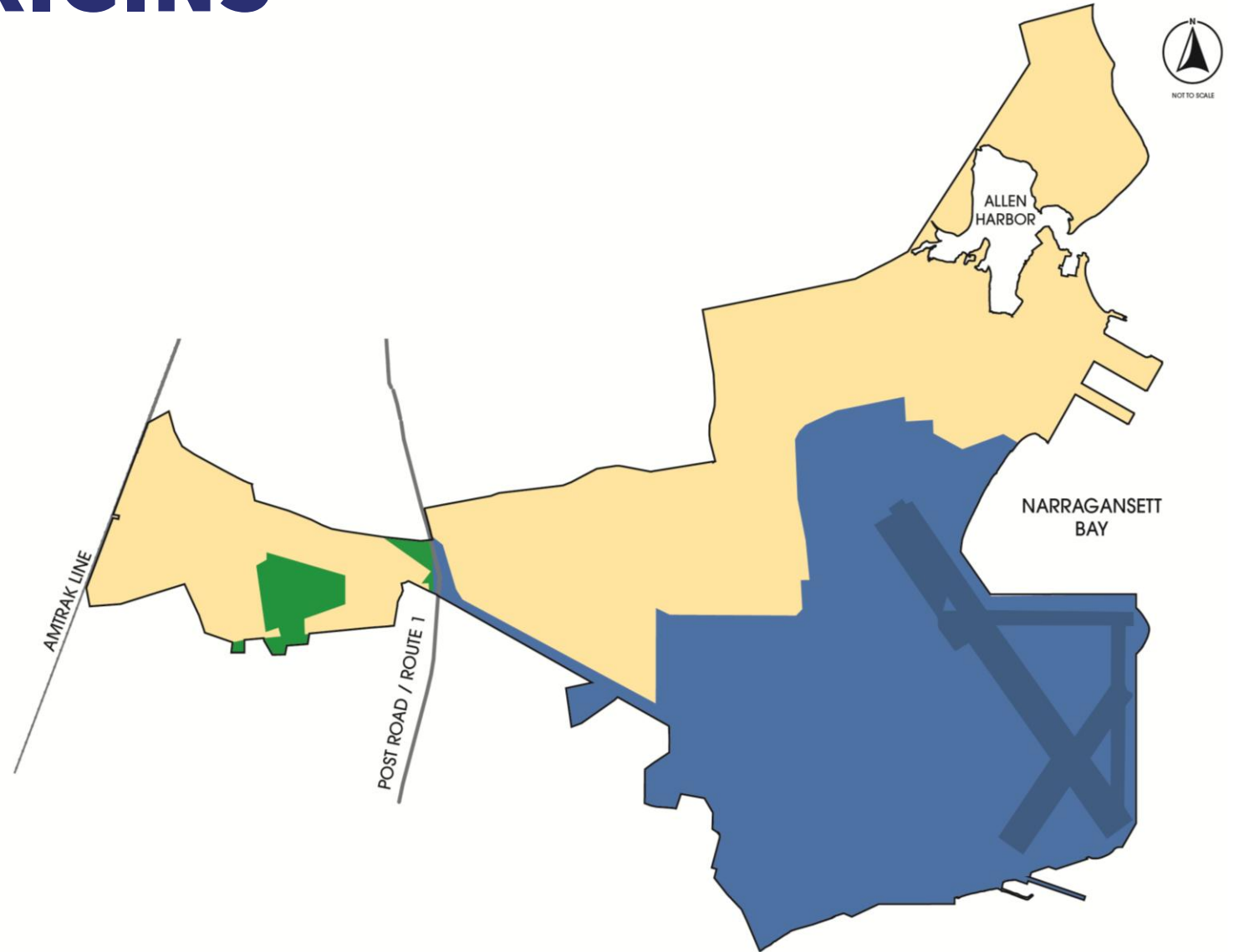
- **Quonset Business Park (QBP)** is a 3,200 +/- acre multi-modal business park
- QBP features a **railroad**, an **airport**, a **seaport**, and **highway** access



# QUONSET ORIGINS

QBP is comprised of two former military bases, **the Quonset Naval Air Station (Q.N.A.S.)** and the **Naval Construction Battalion Center at Davisville (N.C.B.C.)**

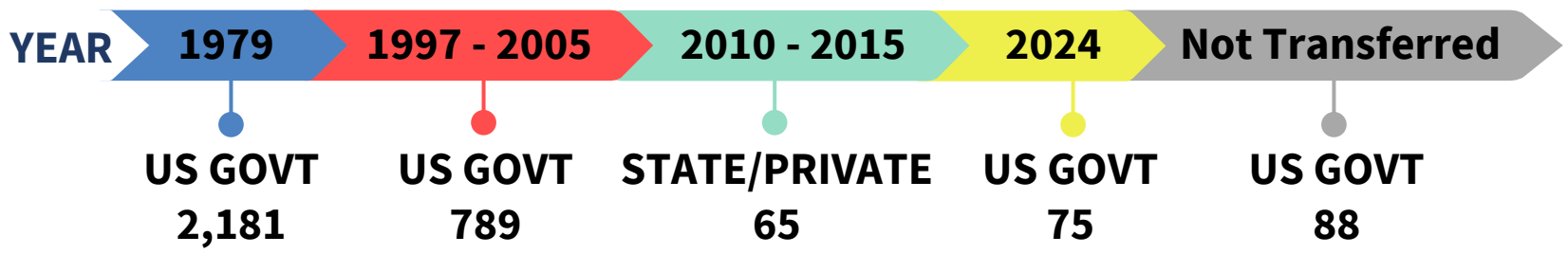
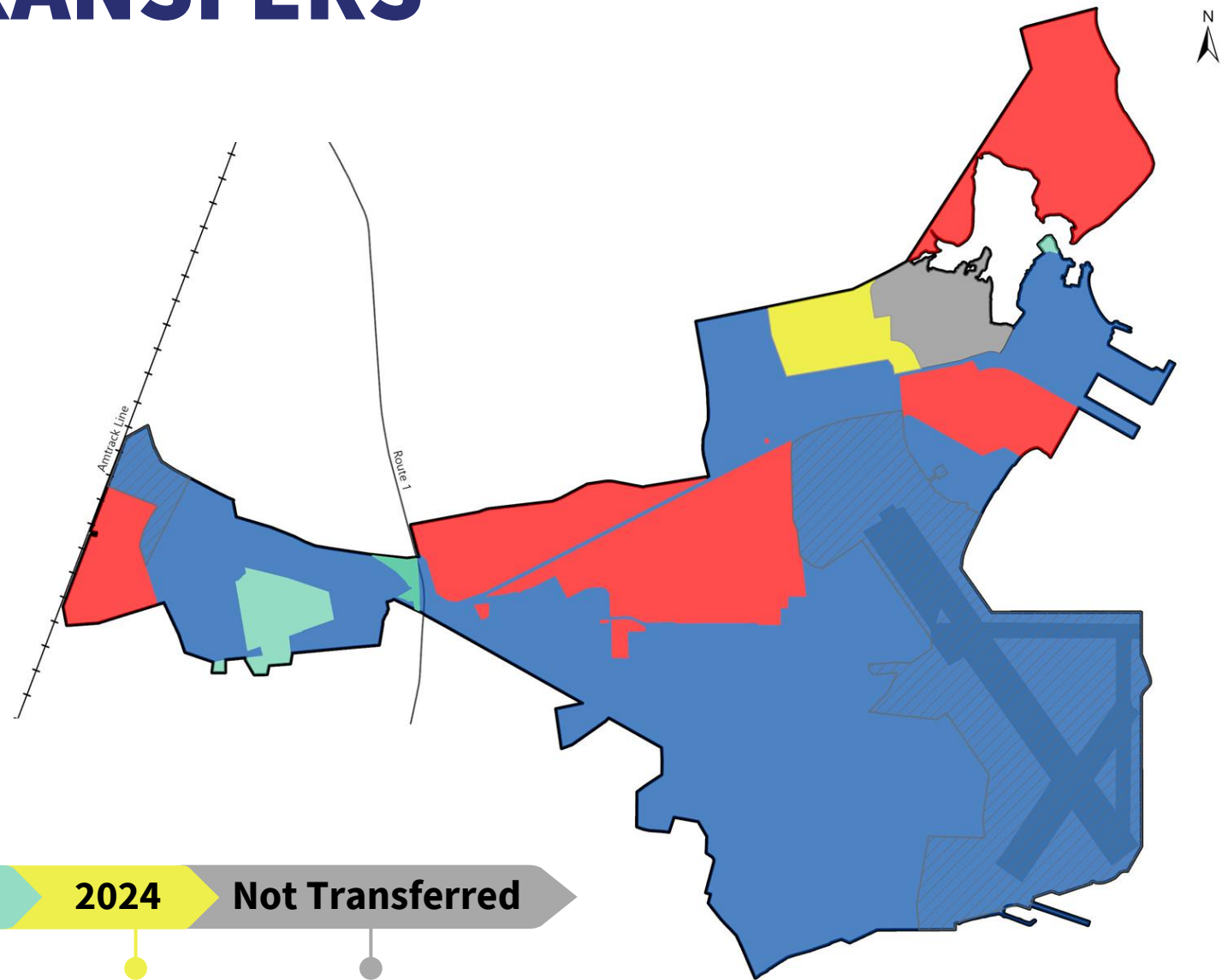
Previous Ownership	Area in Acres
N.C.B.C. Davisville	1,629 acres
N.A.S. Quonset	1,522 acres
State/Private	47 acres
<b>Total</b>	<b>3,198 acres</b>





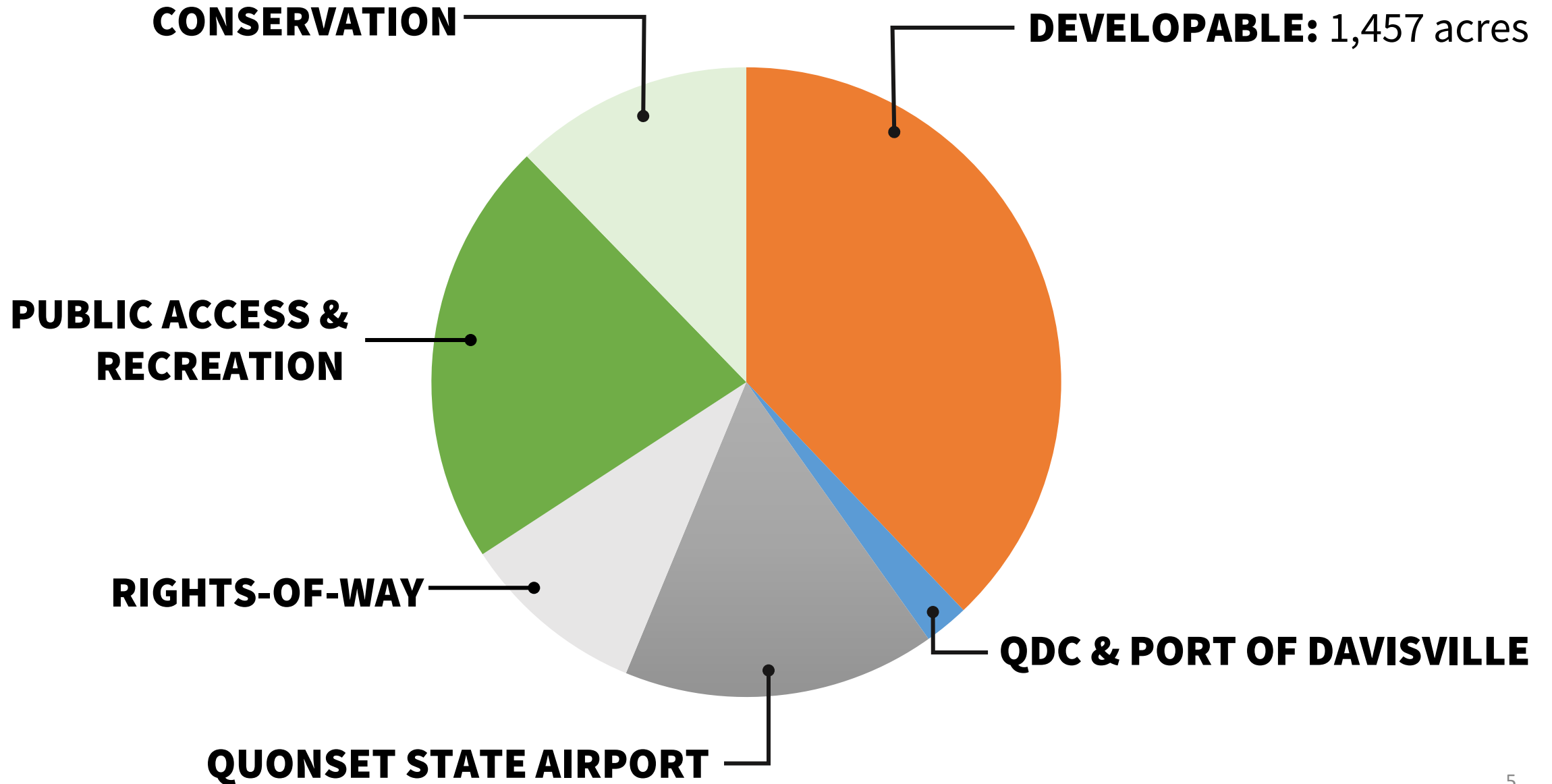
# PROPERTY TRANSFERS

The land came under State control beginning in 1974 with the closing of Q.N.A.S. and expanded in 1994 with the closing of N.C.B.C.





# LAND USE



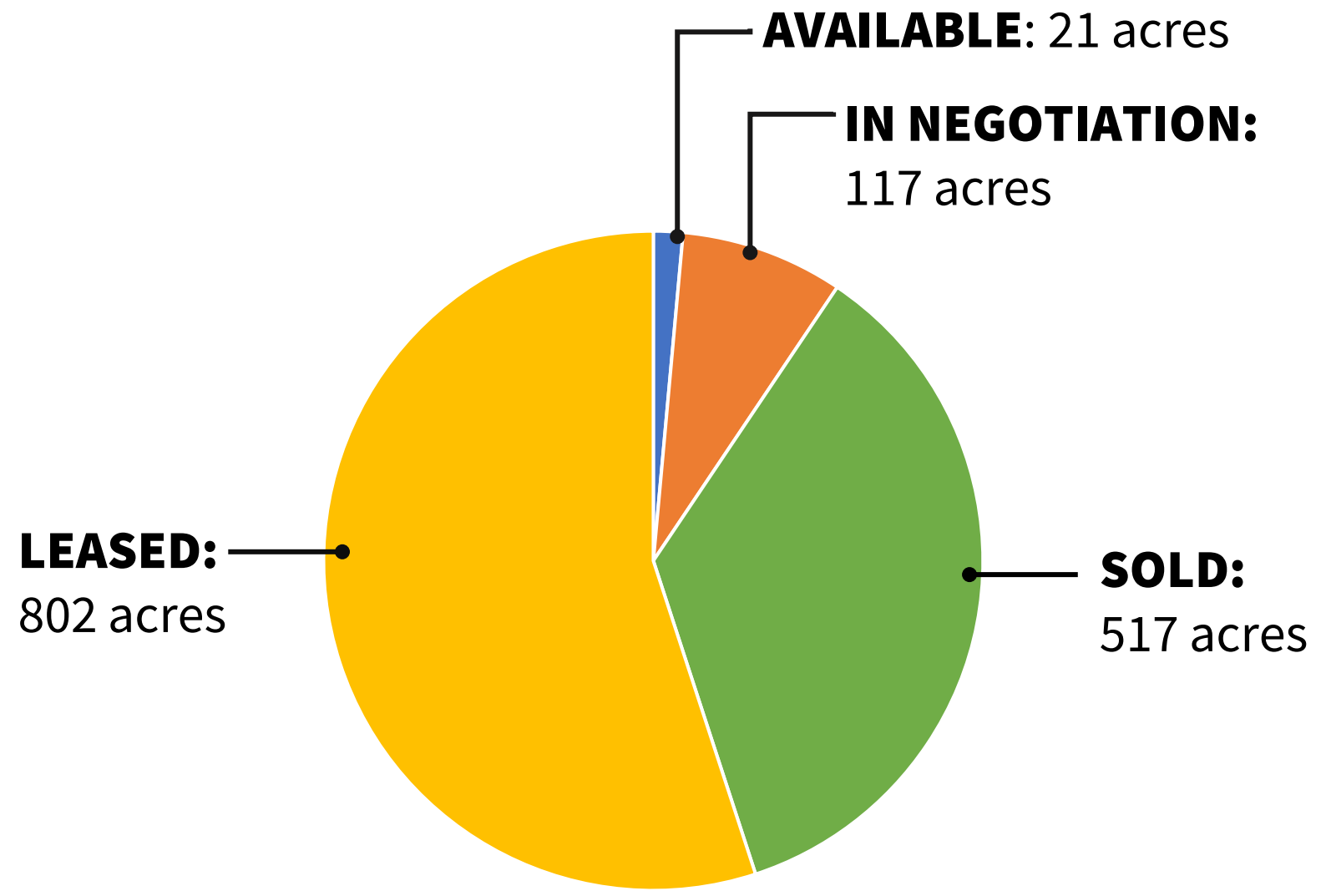


# SPACE FOR GROWTH

Of the 1,457 acres for business development, **only 138 unrestricted acres remain**

Parcels range in size from **1 acre to 14 acres**

Over **1,000,000** square feet of potential development





# QUONSET SUCCESS



**Over 260 Great Rhode Island Companies**

**Over 15,000 Full and Part-time Jobs**

**Top 10 Port in North America for Auto Import**

**Another Record Year for Seaview Railroad  
with 8,626 rail cars moved within the  
Quonset Business Park**

**#9 Best U.S. Industrial Park**

**Leader in Renewable Initiatives**



# POWERED BY RENEWABLE ENERGY

**80% OF QUONSET DEVELOPMENT CORPORATION OPERATIONS ARE POWERED BY RENEWABLE ENERGY**

- Roof top solar powers most QDC facilities
- Including:
  - ✓ Water supply
  - ✓ Wastewater treatment facilities
  - ✓ Port of Davisville
  - ✓ Central office





# QUONSET DEVELOPMENT CORPORATION

Management of the Quonset Business Park was transferred to the **Quonset Development Corporation (QDC)** upon its creation in 2005

QDC is a quasi-state agency, a “**Special Purpose**” **subsidiary** of R.I. Commerce Corporation (formerly RI Port Authority/RI Economic Development Corporation)

QDC operations are **funded solely from Park and Port revenue**

**7,925 new jobs** and **\$2.5 billion** in private investment since QDC was established in 2005



# QDC CORE FUNCTIONS

- Property development / tenant support
- Property management / public works
  - Water supply / distribution
  - Wastewater collection / treatment
  - Stormwater system
  - Roadway and grounds maintenance
  - Railroad infrastructure
- Port operations



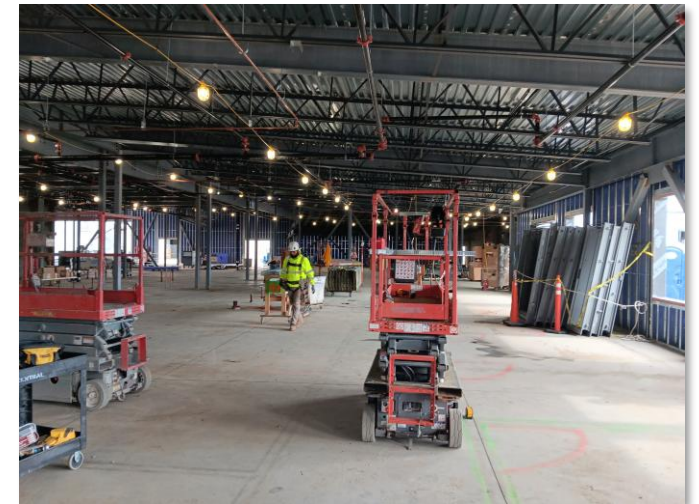


# FORMULA FOR SUCCESS

**#1: CONSISTENCY**

**#2: WORLD CLASS INFRASTRUCTURE**

**#3: PREDICTABLE PROCESS**





# FORMULA FOR SUCCESS

## #1: Consistency

- ✓ Master plan
- ✓ Stable leadership/governance
- ✓ Consistent progress towards objective
- ✓ Buy-in at all levels of government



General Assembly



Governor McKee



Senator  
Jack Reed



Senator  
Sheldon Whitehouse



Congressman  
Seth Magaziner



Congressman  
Gabe Amo



# FORMULA FOR SUCCESS

## #2: Investment in World Class Infrastructure

### PUBLIC INVESTMENTS:

\$900M Federal & State since 1980

Almost \$800M in infrastructure

\$100M+ in environmental clean-up

\$10M in property acquisition

**TOTAL PRIVATE INVESTMENT  
OVER \$3 BILLION**

- **Roads:** 22.4 miles
- **Freight Rail:** 19.6 miles
- **Port:**
  - 5 active roll-on/roll-off (Ro/Ro) berths
  - 235 acres of operating capacity
- **Airport** (managed by RIAC)
- **RI Fast Ferry Terminal**
- **Bike Path:** 2.3 miles
  - connects to Town's 1.25-mile path & ends on the shore of Narragansett Bay

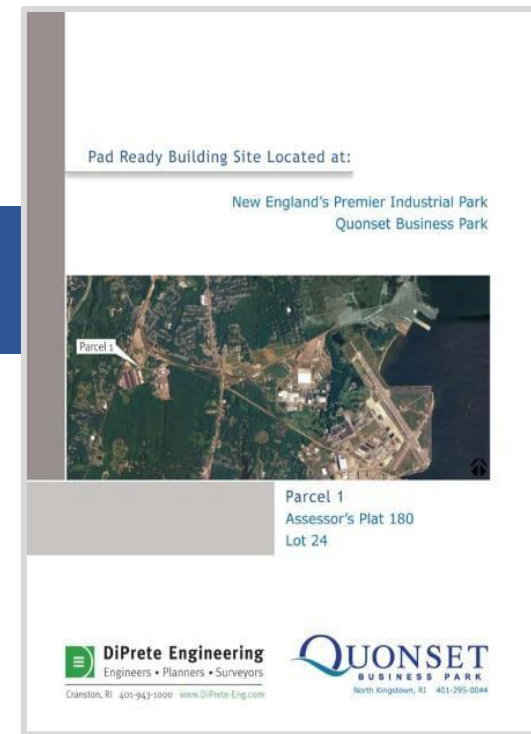


# FORMULA FOR SUCCESS

## #3: Predictable Process

### Site Readiness: Pad Ready Building Sites

- ☑ Removes uncertainty in the development process
- ☑ Environmental permits already complete
- ☑ Project book for each site
- ☑ **Shovels in the ground within 90 days of site control by business**





# RETURN ON INVESTMENT

QUONSET'S AVERAGE WAGE (\$78,100) IS **20% HIGHER** THAN THE R.I. AVERAGE

QUONSET IS HOME TO **1 OF EVERY 4 MANUFACTURING JOBS** IN R.I.

## CONSISTENT RESULTS

	2019	2020	2021	2022	2023	2024	2025
Investment	\$260M	\$188M	\$86.5M	\$29M	\$362M	\$134M	\$36.2M
SF of New Buildings	185,083	89,496	246,000	131,412	465,400	454,295	255,000

## ANNUAL RETURN ON INVESTMENT

**\$7 billion**  
in economic  
output

8.4% of  
RI GDP

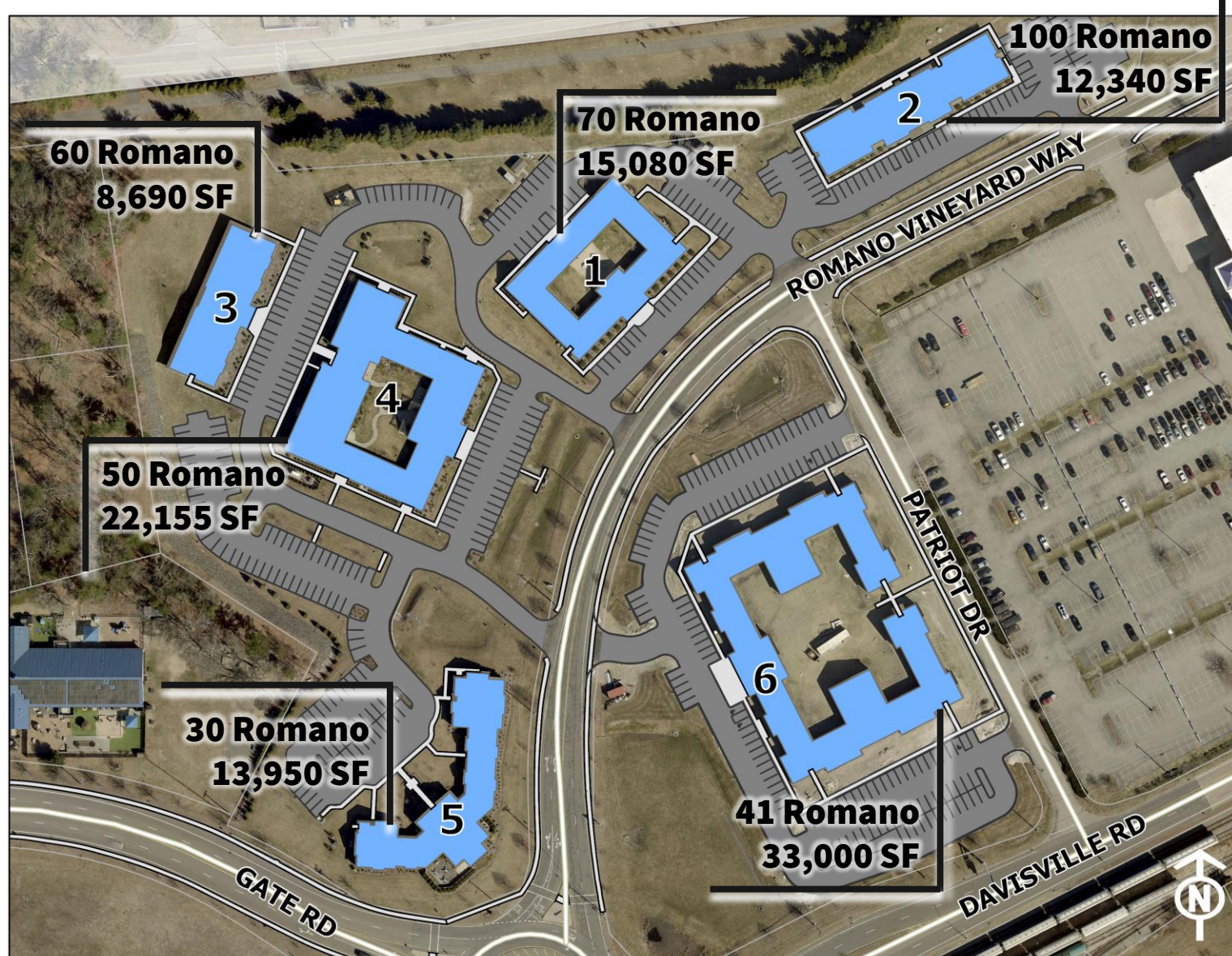
**\$2.2 billion**  
in household  
income for  
R.I. families

**\$191.5 million**  
in tax  
revenue



# RECENT PROJECTS: GATEWAY OFFICES

- **Leasable offices**, ranging from 120 SF to an entire building
- **6 buildings** totaling over **105,000 SF**
- Gateway Offices offer fully furnished offices and large suites





# FLEX INDUSTRIAL CAMPUS

## A Success Driver

- **11 buildings constructed**, for a total of **435,000 SF**
- Units range from **2,000 SF to 25,000 SF**
- 10 constructed buildings are fully leased to **22 companies**, including:
  - » Anduril Industries
  - » Regent Craft
  - » HavocAI
  - » Robosys Automation
  - » BuffWater, LLC
  - » Barentz N.A., LLC
  - » Deloitte LLP
  - » Revenant Motorsports



# TENANT PROJECTS:

- **Edesia Expansion:**  
212,000 square feet  
construction started November 2024
- **Anduril Industries (Flex 11):**  
100,000 square feet constructed  
50,000 square feet under construction
- **Regent Craft:**  
255,000 square feet  
began in January 2025





# RI AIR NATIONAL GUARD

QDC is constructing projects for the **RI Air National Guard** via Military Cooperative Construction Agreements, including:

- Headquarters, Dining Facility and Medical Facility Building completed July 2025
- Base Infrastructure Upgrades
- 43,310 square feet
- Cost of \$36.6 Million



*Headquarters, Dining Facility & Medical Facility Building*



# PORT OF DAVISVILLE (POD)

**QDC is the Port Authority and terminal operator for the Port of Davisville.**

**Ports are comprised of terminals that handle different cargoes.**

The Port of Davisville is a terminal within the “Port of Providence US Customs District”

## **The Port of Davisville handles:**

- Roll-on/roll-off (RO/RO) cargo, processed fish, project cargo
- Lift-on/lift-off (LO/LO) cargo – break bulk (lumber), containers, and wind components

**The Port of Davisville DOES NOT handle bulk cargo (liquid fuel, coal, salt, cement, scrap etc.).**





# Port of Davisville: R.I.'S ONLY PUBLIC PORT



## TOP 10 AUTO IMPORTER IN NORTH AMERICA

**In 2025:**

**306 ship calls\***

**506,399 short tons** of project cargo

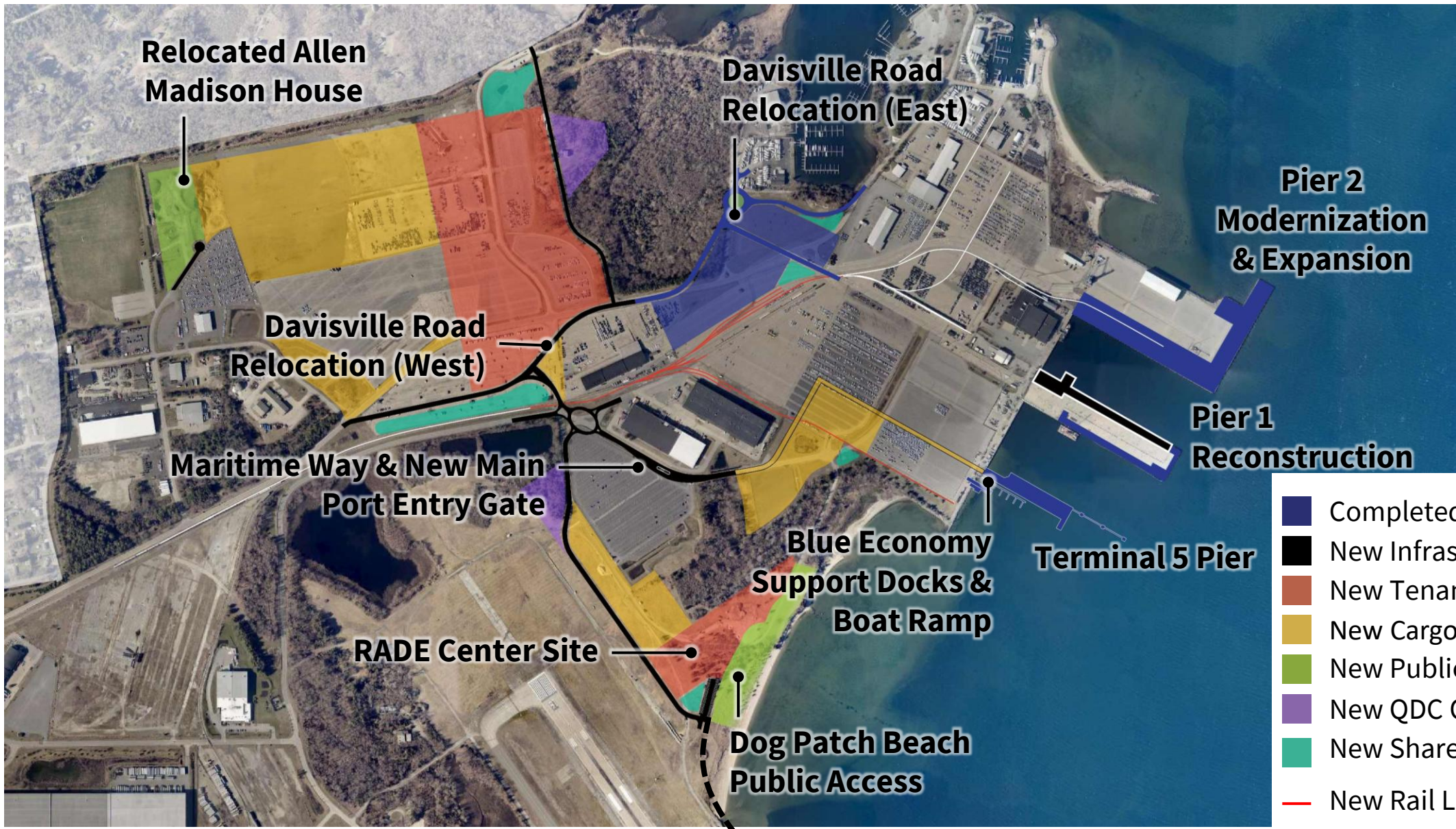
**238,416 auto imports**

**24,377 used autos exported**

\*includes 84 offshore wind vessels and 35 non-auto vessels



# POD MASTER PLAN



- Completed
- New Infrastructure
- New Tenant Development Areas
- New Cargo Laydown Areas
- New Public Access Areas
- New QDC Operational Areas
- New Shared Drainage Areas
- New Rail Lines



# Port: MASTER PLAN

## MASTER PLAN IMPLEMENTATION WILL:

**RETAIN** over **1,600 jobs** supported by the Port

**CREATE** approx. **1,100 jobs** in port industries & hundreds of jobs in construction

### Completed Phases:

Phase 1: Pier 2 Expansion & Modernization

Phase 2: Pier 1 Dredging

Phase 3A: Pier 1 Reconstruction (East & South Faces)

Phase 4: Terminal 5 Pier & Dredging

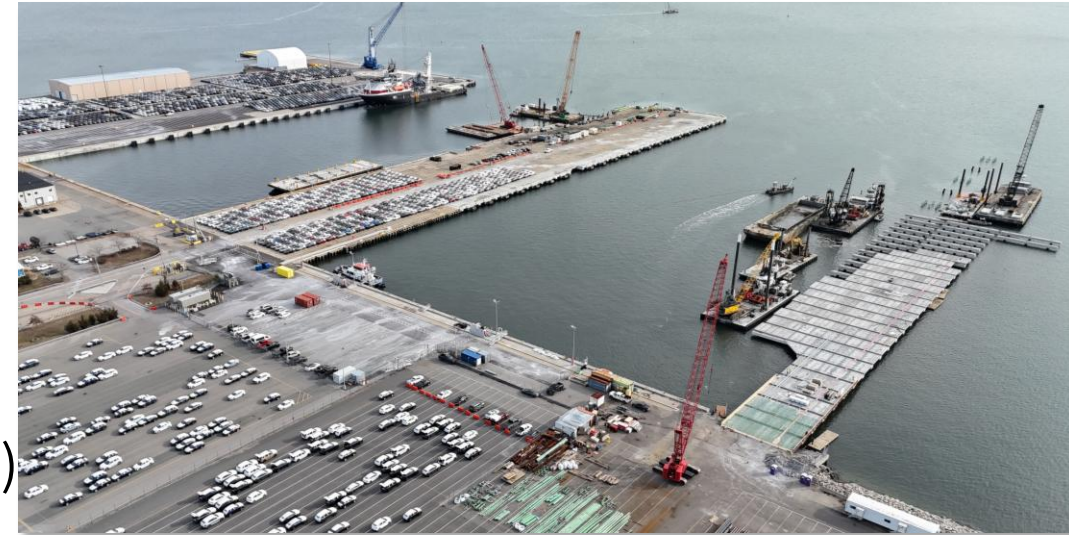
### In-Progress & Future Phases:

Phase 3B: Pier 1 Reconstruction (North Face & Stern Ramp)

Phase 5: Davisville Road Relocation (East)

- Access & Laydown Improvements
- Roadway Relocation

**ESTIMATED TOTAL COST:  
\$234.5 million**





# POD: MASTER PLAN OUTCOMES

## FOCUS:

---

- 1) Maintain State of Good Repair
- 2) Grow & Maintain Existing Business
- 3) Build Flexibility to Create Opportunities for Offshore Wind

## STATE OF GOOD REPAIR

- Provides new 50-year service life to WWII era facilities
- Pier 2 Extension & Modernization  
(funded in part by 2016 \$50 million General Obligation Bond)
- Pier 1 Rehabilitation  
(to be funded in part by 2021 \$20 million General Obligation Bond and ARPA SFRF funding)

## GROW & MAINTAIN

- Expand storage and laydown areas for use by tenants and Port users.
- Makes access to the Port easier and more efficient.

## BUILDING FLEXIBILITY

- 19-acre land lease from RIAC near Port of Davisville
- New infrastructure, including the Terminal 5 “T5” Pier to support the blue economy



# POD: MASTER PLAN, PHASE 1 - 4 COMPLETED

- ✓ Phase 1 -PIER 2 MODERNIZATION & EXPANSION \$83.1 million
- ✓ Phase 2 – Pier 1 Dredging \$8 million
- ✓ Phase 3A – Pier 1 Reconstruction (East & South Faces) \$32.6 million
- ✓ Phase 4 – Terminal 5 Pier & Dredging \$52.8 million

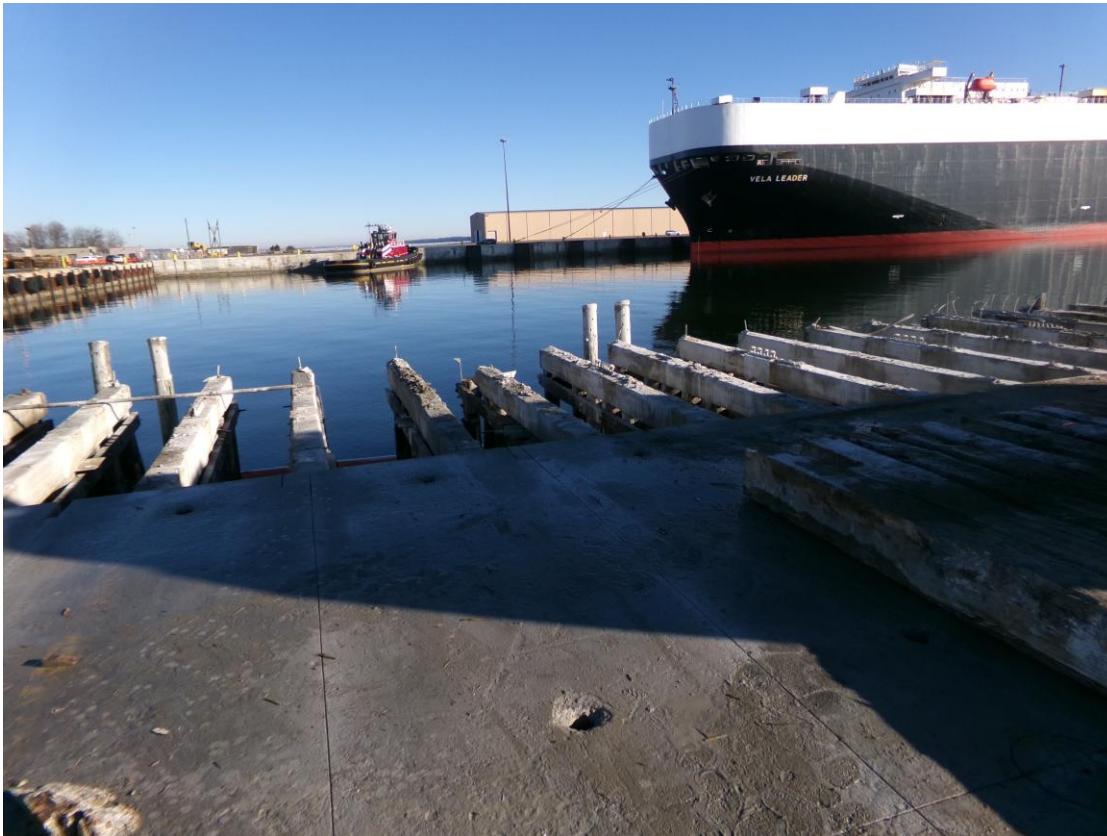


**TOTAL PROJECTS COST: \$176.5 million**



# POD: MASTER PLAN, PHASE 3B UNDERWAY

## PIER 1 NORTH AND STERN RAMP



**ANTICIPATED COMPLETION – SPRING 2027**  
**TOTAL ESTIMATED PROJECT COST: \$26.5 million**



# POD: MASTER PLAN, PHASE 5 UNDERWAY

## DAVISVILLE ROAD RELOCATION (EAST)



**TOTAL ESTIMATED PROJECT COST: \$9.1 million**



# POD: MASTER PLAN, Upcoming Phases

## MARITIME WAY AND DAVISVILLE ROAD RELOCATION (WEST)



**TOTAL ESTIMATED PROJECT COST: \$25 million**



**RI READY**  
plan • permit • build

**MODELED AFTER QDC'S  
SUCCESSFUL SITE READINESS  
PROGRAM AT THE  
QUONSET BUSINESS PARK**



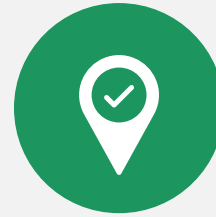
# RHODE ISLAND READY

---



## MISSION

To prepare industrial sites that will attract private investment, support new jobs, generate tax revenue and provide economic benefits for the State of Rhode Island.



## GOAL

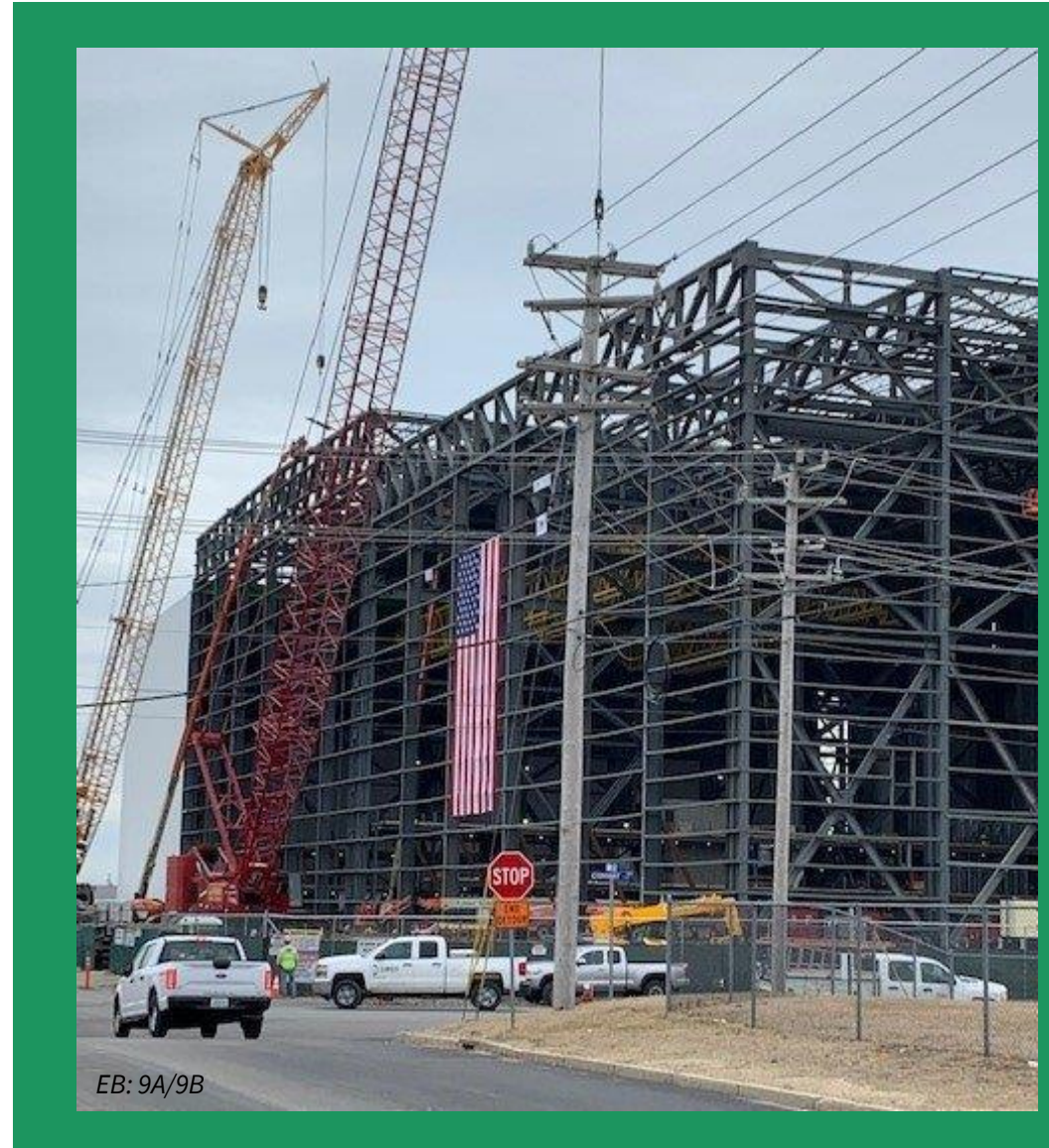
To create a portfolio of pre-permitted, pad-ready properties throughout the State with the characteristics and infrastructure necessary to successfully support industrial development.



# RHODE ISLAND READY

## TARGETED USES

- ✓ Manufacturing
- ✓ Assembly
- ✓ Distribution
- ✓ Production
- ✓ Processing
- ✓ Off-shore Wind Support Uses



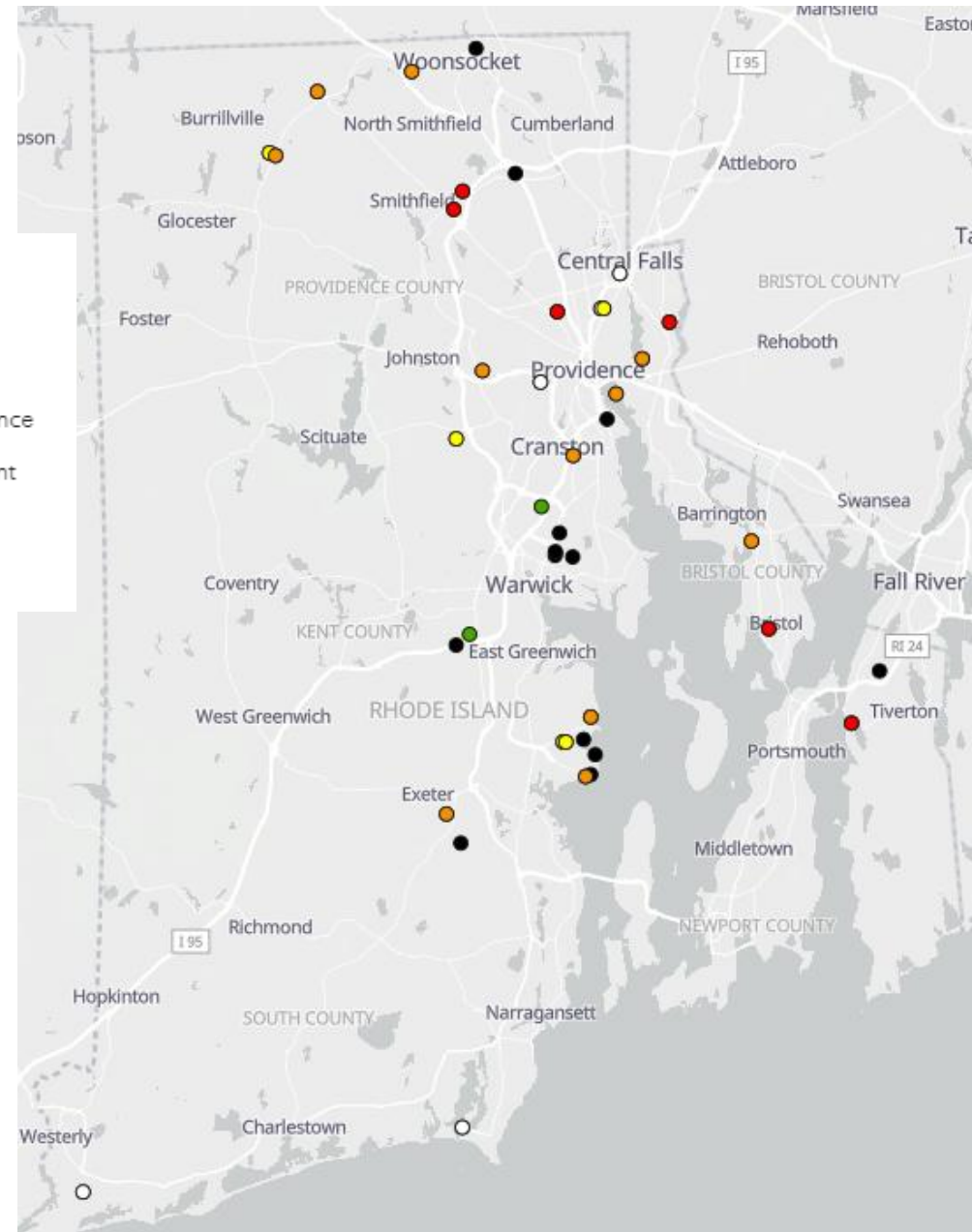


# RHODE ISLAND READY

- ✓ **44 TECHNICAL ASSISTANCE APPLICATIONS SUBMITTED**
- ✓ **24 SITES ENROLLED**
- ✓ **8 CAPITAL ASSISTANCE APPLICATIONS SUBMITTED**
- ✓ **7 CAPITAL INVESTMENT AWARDED, TOTALING \$13.75 MILLION**

## Application Status

- Application
- Enrolled Site
- Technical Assistance
- Capital Investment
- "RI Ready"
- Ineligible





# RHODE ISLAND READY

---

THE **24 ENROLLED SITES** REPRESENT:

✓ **843 ACRES**

✓ **5.8 MILLION SF OF  
INDUSTRIAL DEVELOPMENT**

---

IT IS ESTIMATED THAT THIS WILL PRODUCE  
APPROXIMATELY  
**5,800 NEW INDUSTRIAL JOBS**



**RI READY**  
plan • permit • build

**Steven J. King, P.E.**

Managing Director

401.295.0044

[sking@quonset.com](mailto:sking@quonset.com)

