



## **Project of the Month: Quonset Development Corporation to open first phase of Flex Industrial Campus this spring**

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### Caption

North Kingstown, RI Rhode Island's Quonset Business Park is filling the need for modern warehouse and industrial space. With 11,000 jobs at over 200 companies, the park is the state's leading engine of job creation and economic growth. Now, fueled by increasing demand, Quonset recently announced that the first phase of its new Flex Industrial Campus is set to open this spring.

"We are receiving a steady stream of inquiries from manufacturers who are looking to grow at Quonset," said Steven King, managing director of the Quonset Development Corp. (QDC), which manages the park. "Many of the companies have outgrown their current space but aren't ready to build their own facility. With Quonset's new Flex Industrial Campus, we'll be able to offer companies customizable space where they can succeed."

The Flex Industrial Campus project, which broke ground in the fall of 2017, will provide state-of-the-art facilities for new and growing businesses. Located at 151 Ocean State Dr., each building will range from 25,000 to 50,000 s/f. Units will contain office space, restroom facilities, and high bay manufacturing/assembly/warehouse space. Ceiling heights will be 24 feet. Each building will offer full service utilities including high-speed broadband. The versatile buildings were designed to meet the needs of modern manufacturers and tenants can customize the space to meet their unique needs.

## Steven King leads a walkthrough of building one at Quonset's Flex Industrial Campus

“The QDC is excited to be able to provide these affordable, attractive, state-of-the-art facilities to new start-ups and existing manufacturers in our community and across the country,” said King. “No matter a company’s size, Quonset is ready to help it grow and create more jobs for Rhode Islanders.”

The Quonset Business Park is centrally located in the Southern New England business region and has emerged as a key destination for manufacturers. According to a study conducted by Bryant University, Quonset businesses employ nearly 6,000 people in manufacturing. One out of every seven manufacturing jobs in Rhode Island is based at Quonset. Since 2005, Quonset has attracted nearly 5,000 new jobs and \$507 million in private investment.

Quonset’s investments in infrastructure and support from local, state and federal leaders have created a business park that meets the demands of modern manufacturers. Quonset offers direct access to multiple modes of transportation with direct highway access to RI Rte. 4 and I-95 from a four-lane highway (Rte. 403). Additionally, tenants enjoy easy access to major airports including T.F. Green (RI), Boston Logan (MA), and Bradley International (CT). The commuter rail line to Boston is less than a 15-minute drive and Amtrak services are 25 minutes away.

Quonset tenants also benefit from access to Rhode Island’s only public port. Quonset’s Port of Davisville specializes in roll on roll off cargo and is one of the top 10 auto importers in North America. The Port’s mobile harbor crane also allows it to handle project cargo as well.

The flex industrial project is the result of a public/private partnership with Flex Technology Park LLC. Quonset will maintain ownership of the land and be responsible for renting the space. With the first of potentially five or six buildings currently under construction, Quonset anticipates welcoming their first Flex Industrial Campus tenants by spring. Further construction will take place as demand grows.

“Our goal is to continue to attract more manufacturers and in return create more jobs in Rhode Island,” said King.

The first building measures 25,000 s/f and is being built to accommodate three tenants. Leasing is underway and interested businesses can contact the Quonset Development Corp.

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