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## **New flexible space options at Quonset Business Park - by Steven King**

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Steven King

If the past year has taught us anything in business, it's the importance of remaining flexible. Companies have adapted to remote work instead of face-to-face interaction, adopted new protocols and work styles to keep their employees safe. As the Rhode Island economy builds back from the pandemic, flexibility continues to be vital. As the leading business park in New England with over 200 companies and 12,200 employees, the Quonset Development Corp. (QDC) team prides itself on building flexible options for existing companies, or new arrivals at the park.

Quonset's successful flex industrial campus was established in 2017, filling a void in the commercial real estate sector with modern industrial and warehouse spaces for growing businesses. Many New England businesses may have outgrown their current spaces, or aren't equipped to renovate or to do a complete build-out. The flex industrial campus bridges the gap by providing flexible facilities for businesses looking to grow.

QDC added to the flex industrial campus in 2019 with the addition of the second flex building, and completed the third flex building in 2020. The first three flex buildings offer units between 10,000 s/f and 40,000 s/f with individual offices, restrooms, and high-bay space for a variety of uses including manufacturing.

There is more good news to share – this fall, QDC will offer even more top-of-the-line flex spaces, in collaboration with our partner Flex Technology Park, LLC. The new buildings will include units that range from 2,000 s/f to 8,000 s/f, perfect for workshops, storage units, marine craft, luxury cars and much more. Larger pre-construction units can be up to 40,000 s/f.

Construction started earlier this spring, and they will be available later this fall.

These new flex spaces will give companies the freedom to grow gradually or quickly with flexible sizes, configurations, and lease terms. The amenities are plentiful, too — the spaces are energy efficient, allow easy access to interstate highways between New York and Boston, a seaport,

Quonset's very own freight rail service and public and private airports. They are also fully air conditioned and have total sprinkler coverage, with utilities and oversized overhead doors. Lessees could also potentially build a mezzanine, or "upper floor" area for additional space.

We're excited to break ground on a project that will add new companies and employees to the business park, and offer a unique solution for New England companies looking to grow.

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