

±101 ACRES Aviation Land

QUONSET STATE AIRPORT (OQU)

150 Airport Street

North Kingstown, RI 02852

RARE OPPORTUNITY TO LEASE
AVIATION LAND AT
QUONSET STATE AIRPORT (OQU)


OVERVIEW

±101 ACRE AVIATION LAND OPPORTUNITY

CUSHMAN & WAKEFIELD HAYES & SHERRY IS PLEASED TO OFFER THIS UNIQUE OPPORTUNITY TOTALING 101 ACRES OF LAND FOR LEASE AT QUONSET STATE AIRPORT (OQU), STRATEGICALLY LOCATED IN NORTH KINGSTOWN, RI AND UNIQUELY POSITIONED TO CAPTURE EXISTING UNMET DEMAND FOR PRIVATE BUSINESS JET AND GENERAL AVIATION USERS IN THE SOUTH COUNTY CORRIDOR.

THE OPPORTUNITY

Parcel	Acres	PSF/Yr.	Term	Use
OQU-1	±4.3	\$0.50	Up to 30 years	Aeronautical
OQU-2	±11.5	\$0.25	Up to 30 years	Aeronautical
OQU-4A	±37.0	\$0.20	Up to 30 years	Aeronautical
OQU-4B	±13.0	\$0.20	Up to 30 years	Aeronautical
OQU-4C	±35.0	\$0.20	Up to 30 years	Aeronautical



QUONSET STATE AIRPORT IS ONE OF RHODE ISLAND'S BEST KEPT SECRETS. WHILE ON APPROACH FROM THE SOUTH, ONE ENCOUNTERS GREAT VIEWS OF THE BEAUTIFUL NARRAGANSETT BAY ALONG WITH BLOCK ISLAND, NEWPORT, AND THE SPRAWLING SHORELINE THAT GIVES RI THE NICKNAME, "THE OCEAN STATE." INBOUND FROM THE NORTH, YOU'LL FLY OVER PROVIDENCE, THE Renaissance City.

QUONSET STATE AIRPORT (OQU)

QUONSET STATE AIRPORT, A PUBLIC USE FACILITY, LIES WITHIN CLASS D AIRSPACE AND HAS AN OPERATING NON-FEDERAL AIR TRAFFIC CONTROL TOWER AND COVERS AN AREA OF 754 ACRES WHICH CONTAINS TWO ASPHALT PAVED RUNWAYS. QUONSET STATE AIRPORT IS UNIQUELY LOCATED ON A PENINSULA THAT COMBINES PORT, RAIL, ROAD AND AIR TRANSPORTATION FACILITIES, AND AN EXTENSIVE INDUSTRIAL PARK. IT IS HOME TO BOTH THE AIR AND ARMY NATIONAL GUARD, WHO USE THE FACILITY FOR TRAINING AND AVIATION OPERATIONS.

Runway Specs	Runway 5/23	Runway 16/34
Length	4,000'	7,504'
Width	75'	150'
Material	Asphalt	Asphalt / Grooved
Strength	Single Wheel 12,500 lbs.	Dual Wheel 175,000 lbs.
ILS Type/Lighting	N/A	ILS/DME (16), MALSR (16)
Markings	Basic, Good Condition	Precision Instrument, Good Condition
Visual Aids	PAPI-L (5) PAPI-L (23)	MALSR, PAPI-L (16) PAPI-L(34)
Runway Safety Area	-	400' (34 end)

PARCEL OVERVIEW

Quonset
State Airport (OQU)



OQU-6
±19.09 AC.
Halls Creek
Leased

±101 ACRES AVAILABLE

OQU-4A
±37.0 AC.
Aviation

OQU-4C
±35.0 AC.
Aviation

OQU-4B
±13.0 AC.
Aviation

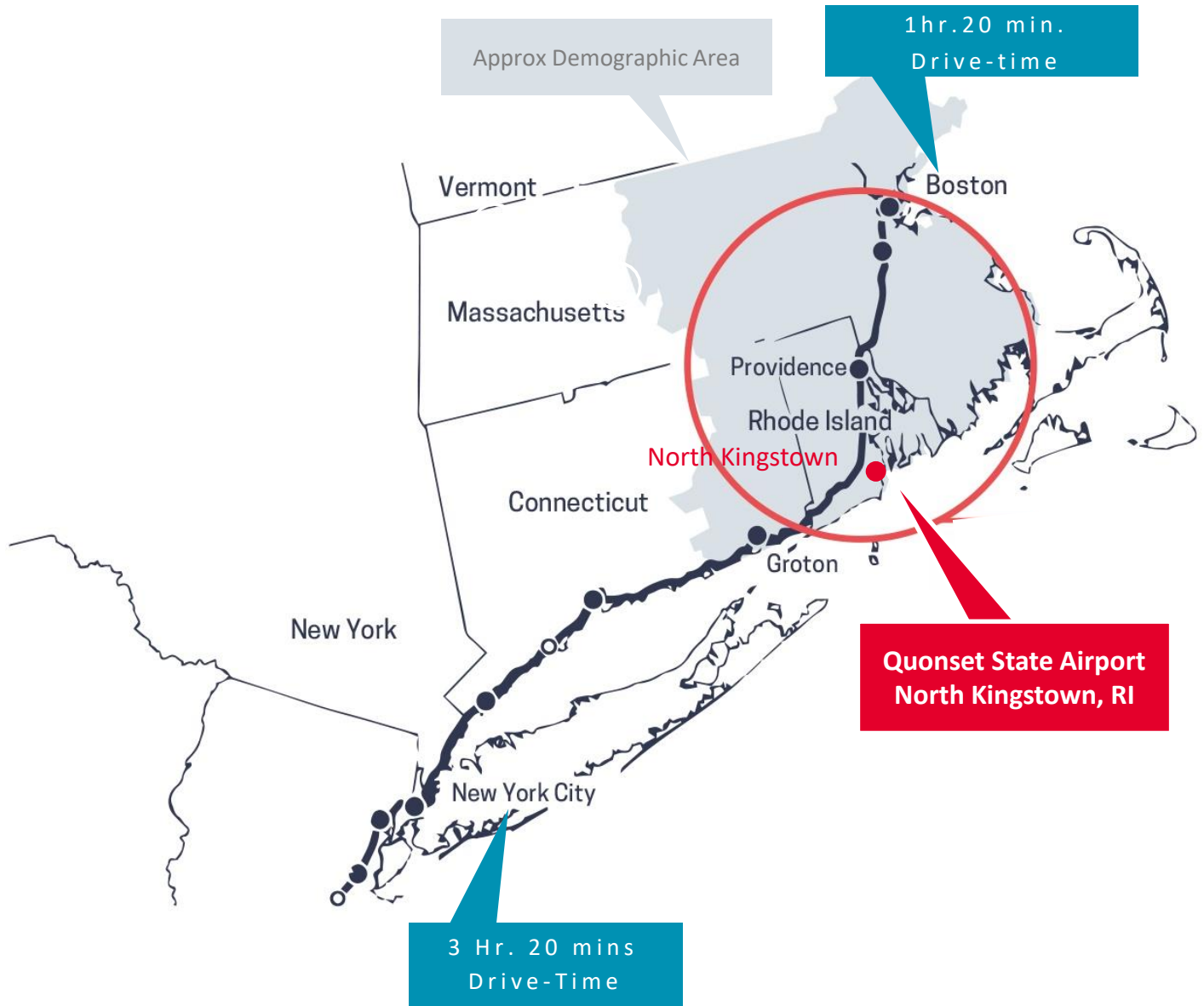
OQU-1
±4.3 AC.
Aviation

Leased
OQU-5
±11.5 AC.

OQU-2
±11.5 AC.
Aviation

Quonset Point

AIRPORT LOCATION



DRIVE-TIMES & MILEAGE

170

MILES
3 HOURS,
20 MINUTES
TO NYC

72

MILES
1 HOUR,
20 MINUTES
TO BOSTON

23

MILES
29 MINUTES
TO PROVIDENCE

POTENTIAL USES

CUSTOM AVIATION USES:

- FLIGHT DEPARTMENTS AND AIRCRAFT OWNERS SEEKING HANGAR SPACE
- FBOs
- AIRCRAFT SERVICES CENTERS
- AIRCRAFT INTERIORS OPERATIONS
- MROs
- T-HANGARS
- CHARTER OPERATORS
- AIRCRAFT MANUFACTURERS AND SALES CENTERS
- AIR CARGO OPERATIONS
- AVIATION TECHNOLOGY
- MEDICAL AND SPECIAL SERVICES
- CORPORATE AVIATION HANGARS
- BULK HANGARS

NON-AVIATION USES:

- MANUFACTURING
- GREEN ENERGY INITIATIVES



DEMOGRAPHICS

10 miles

230K+

PEOPLE

\$111K+

AVERAGE
HH INCOME

130K+

DAYTIME POPULATION

30 miles

1.65M+

PEOPLE

\$96K+

AVERAGE
HH INCOME

752K+

DAYTIME POPULATION

75 miles

8.7M+

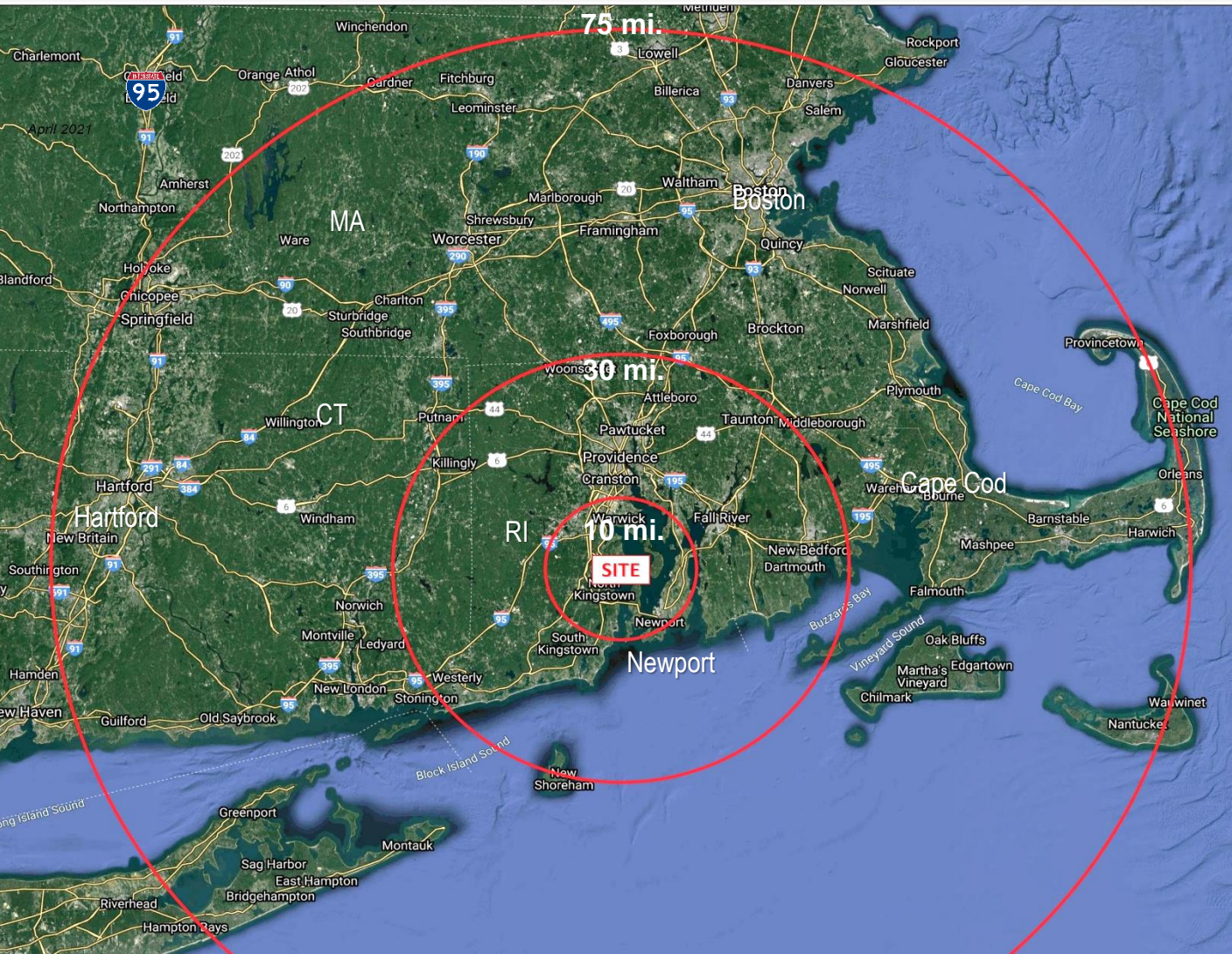
PEOPLE

\$118K+

AVERAGE
HH INCOME

4.65M+

DAYTIME POPULATION





Rhode Island



OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities



POPULATION

- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth



EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)



HIGHER EDUCATION

- University of Rhode Island
- Brown University
- RI School of Design
- Johnson & Wales University
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina



A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000 COMPANIES LEND LONG-TERM STABILITY AND GROWTH TO RHODE ISLAND

Fortune 500 Companies / Drive-time to Quonset State Airport

UNITED NATURAL FOODS	29 minutes
FM GLOBAL	30 minutes
CITIZENS FINANCIAL GROUP	31 minutes
TEXTRON	31 minutes
HASBRO	33 minutes
IGT	33 minutes
BALLY'S	37 minutes
AMICA MUTUAL INSURANCE	39 minutes
CVS HEALTH	40 minutes

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