

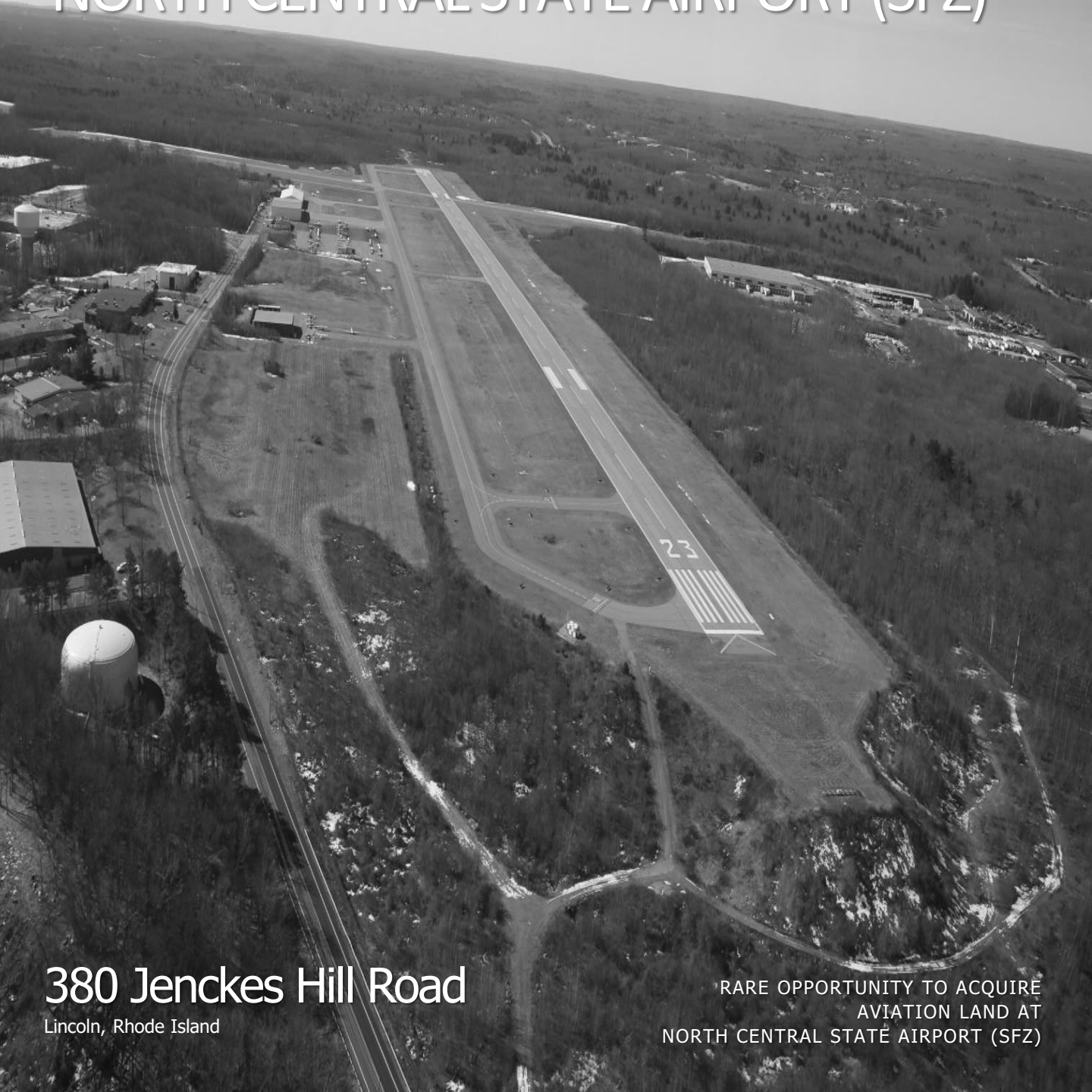


CUSHMAN &
WAKEFIELD

HAYES & SHERRY

±39 ACRES Aviation Land

NORTH CENTRAL STATE AIRPORT (SFZ)



380 Jenckes Hill Road

Lincoln, Rhode Island

RARE OPPORTUNITY TO ACQUIRE
AVIATION LAND AT
NORTH CENTRAL STATE AIRPORT (SFZ)

OVERVIEW

±39 ACRE AVIATION LAND OPPORTUNITY

CUSHMAN & WAKEFIELD HAYES & SHERRY IS PLEASED TO OFFER THIS UNIQUE OPPORTUNITY OF 6 LAND PARCELS FOR LEASE AT NORTH CENTRAL STATE AIRPORT (SFZ), STRATEGICALLY LOCATED IN LINCOLN, RI LESS THAN 9 MILES FROM PROVIDENCE, 52 MILES TO BOSTON AND 180 MILES TO NEW YORK CITY. NORTH CENTRAL STATE AIRPORT IS UNIQUELY POSITIONED TO CAPTURE EXISTING UNMET DEMAND FOR PRIVATE BUSINESS JET AND GENERAL AVIATION USERS IN THE DENSELY POPULATED NORTHEAST CORRIDOR.

THE OPPORTUNITY

Parcel	Acres	PSF/Yr.	Term	Use
SFZ-1	±8.0	\$0.30	Up to 30 years	Aeronautical
SFZ-2	±7.0	\$0.30	Up to 30 years	Aeronautical
SFZ-3	±4.0	\$0.25	Up to 30 years	Non-aeronautical
SFZ-4	±5.8	\$0.21	Up to 30 years	Non-aeronautical
SFZ-5	±6.0	\$0.25	Up to 30 years	Aeronautical
SFZ-6	±8.0	\$0.20	Up to 30 years	Non-aeronautical



NORTH CENTRAL STATE AIRPORT (SFZ)

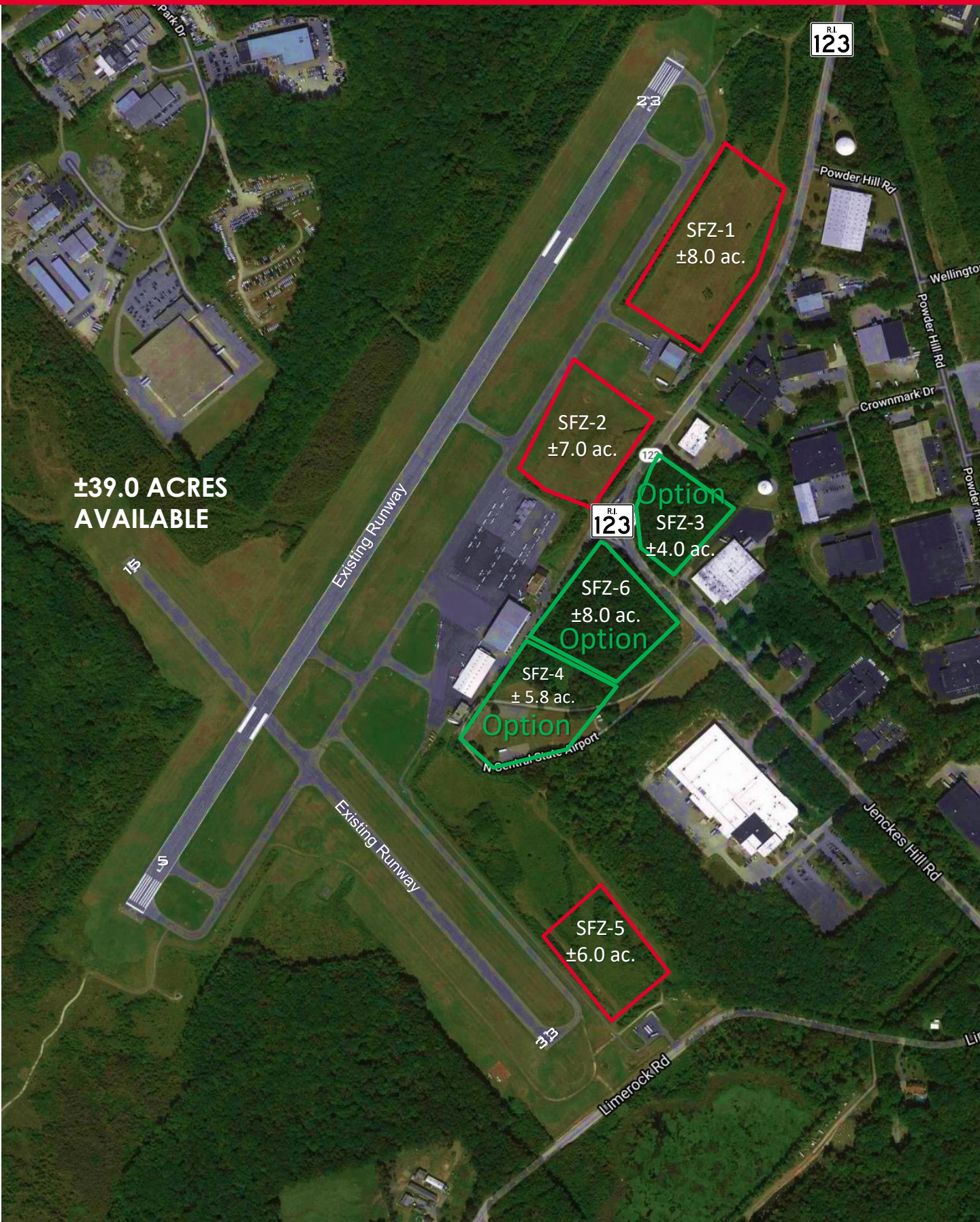
NORTH CENTRAL STATE AIRPORT IS A B-II AIRPORT, BASED ON FAA CRITERIA SERVING CATEGORY B AND DESIGN GROUP II AIRCRAFTS, DESIGNATED FOR PRIMARILY SINGLE AND TWIN-ENGINE PISTON AIRCRAFT, ALTHOUGH TURBINE-POWERED AIRCRAFT REGULARLY MAKE USE OF THE AIRPORT.

Runway Specs	Runway 5/23	Runway 15/33
Length	5,000'	3,210'
Width	100'	75'
Material	Bituminous Concrete	Bituminous Concrete
Strength	60,000 lbs./double wheel	12,500 lbs./single wheel
Lighting	High intensity system	Medium intensity system
Markings	Non-Precision Instrument	Basic
Visual Aids	RWY 5 - VASI & MALS RWY 23 - PAPI	RWY 15 - PAPI RWY 33 - None
Runway Safety Area	150' Wide X 300' Long	150' Wide X 300' Long



PARCEL OVERVIEW

North Central
State Airport (SFZ)



±39.0 ACRES
AVAILABLE

RT
123

SFZ-1
±8.0 ac.

SFZ-2
±7.0 ac.

Option
SFZ-3
±4.0 ac.

SFZ-6
±8.0 ac.
Option

SFZ-4
±5.8 ac.
Option

SFZ-5
±6.0 ac.

Limerock Rd

Powder Hill Rd

Wellington

Crownmark Dr

Jenckes Hill Rd

Park Dr

16

23

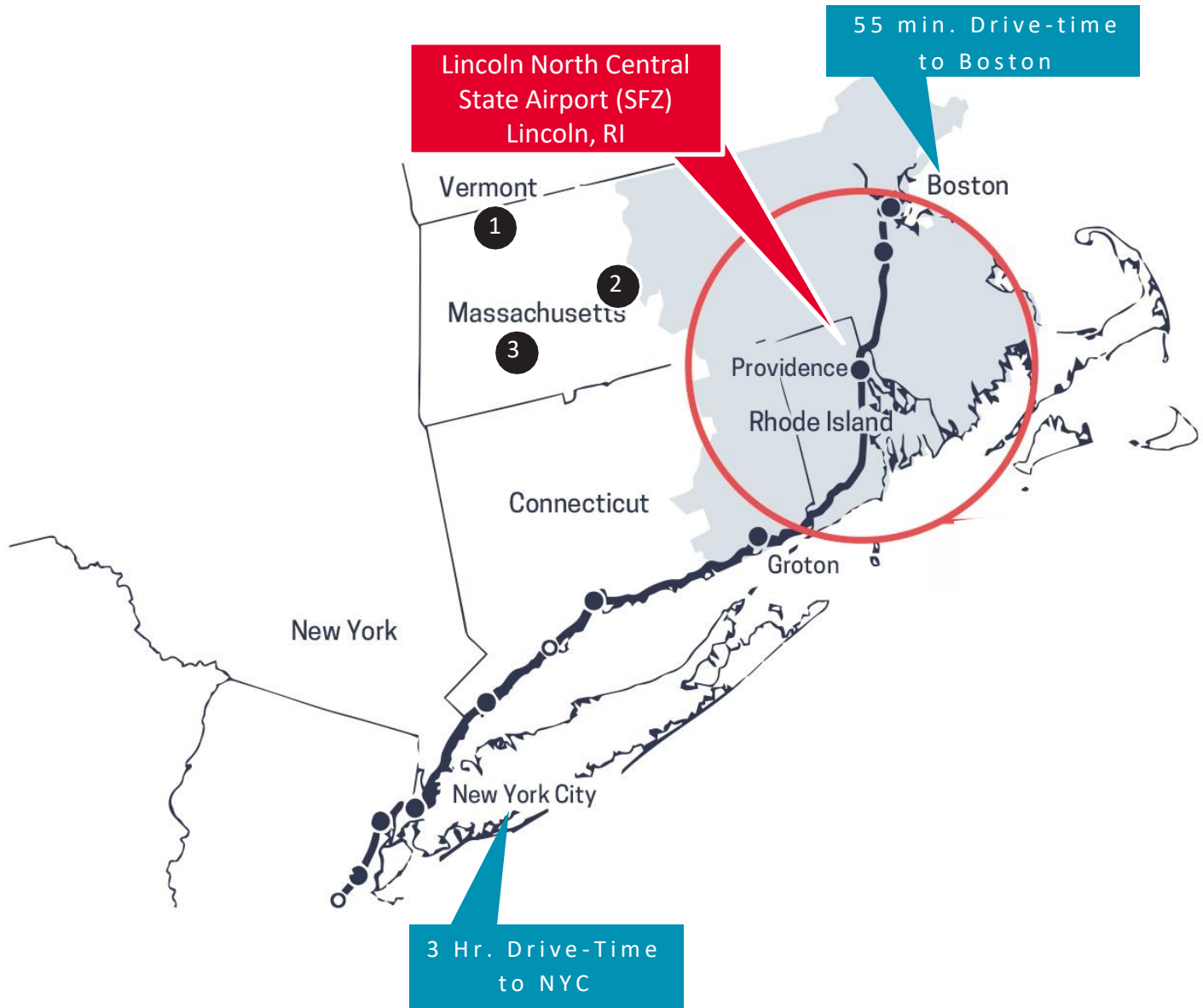
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N Central State Airport

33

Lin

AIRPORT LOCATION



DRIVE-TIMES & MILEAGE

180

MILES
3 HOURS
TO NYC

52

MILES
55 MINUTES
TO BOSTON

8

MILES
20 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:

- OUTDOOR STORAGE
- SOLAR
- GREEN ENERGY INITIATIVES



DEMOGRAPHICS

10 miles

650K+

PEOPLE

\$88K+

AVERAGE
HH INCOME

302K+

DAYTIME POPULATION

30 miles

1.35M+

PEOPLE

\$105K+

AVERAGE
HH INCOME

620K+

DAYTIME POPULATION

60 miles

2.73M+

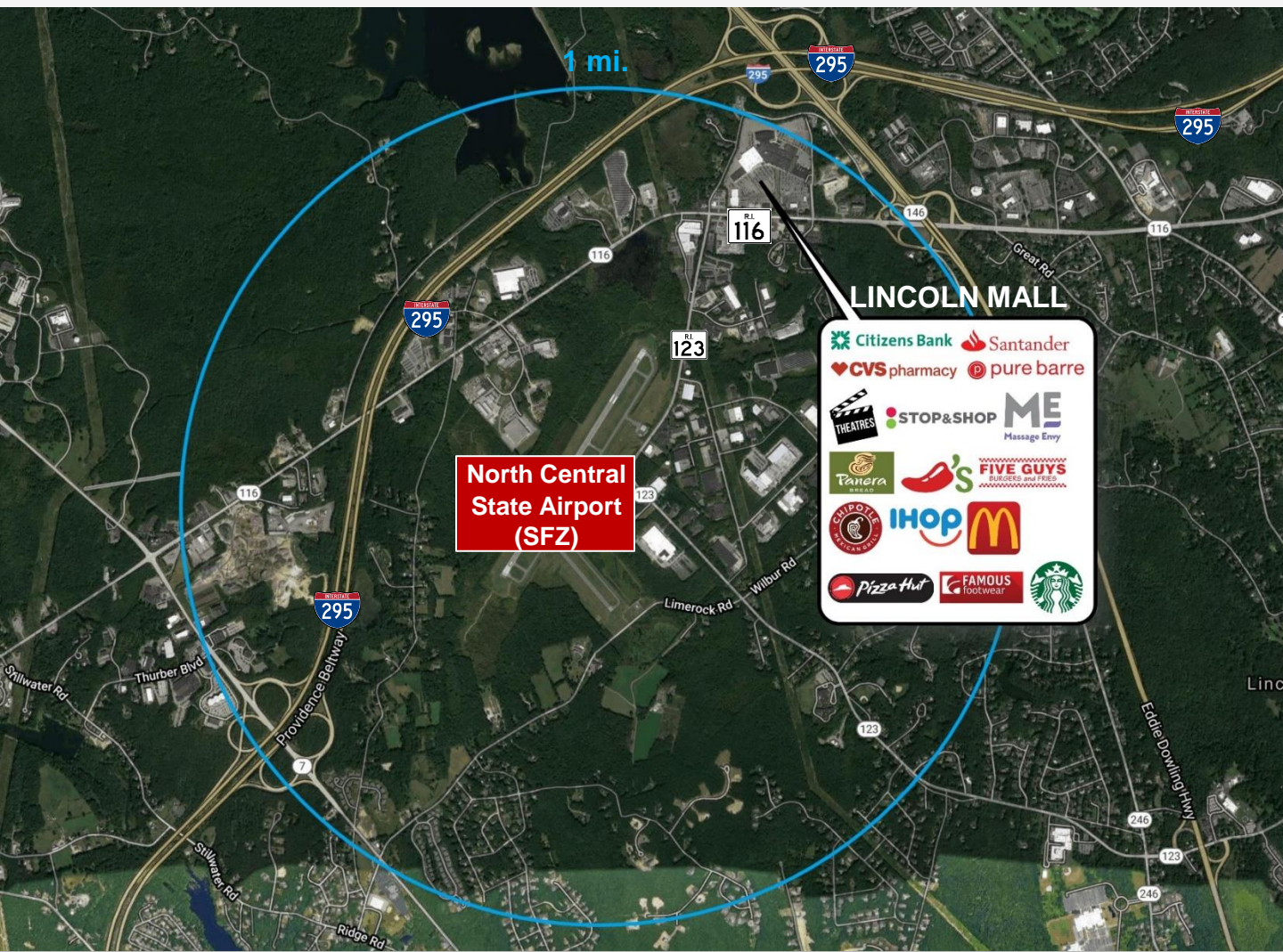
PEOPLE

\$114K+

AVERAGE
HH INCOME

1.3M+

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 North Central State Airport

HASBRO	22 minutes
UNITED NATURAL FOODS	20 minutes
FM GLOBAL	19 minutes
IGT	18 minutes
CITIZENS FINANCIAL GROUP	17 minutes
TEXTRON	17 minutes
CVS HEALTH	15 minutes
BALLY'S	9 minutes
AMICA MUTUAL INSURANCE	8 minutes

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