

±1.2 Acres Aviation Land

WESTERLY STATE AIRPORT (WST)

56 Airport Road

Westerly, RI

RARE OPPORTUNITY TO ACQUIRE
AVIATION LAND AT
WESTERLY STATE AIRPORT (WST)

OVERVIEW

±1.2 AC AVIATION LAND OPPORTUNITY

CUSHMAN & WAKEFIELD HAYES & SHERRY IS PLEASED TO OFFER THIS UNIQUE OPPORTUNITY TOTALING ±1.2 ACRES OF LAND FOR LEASE AT WESTERLY STATE AIRPORT (WST), STRATEGICALLY LOCATED IN WESTERLY, 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	SF (Ac.)	PSF/Yr.	Term	Use
WST-1	±52,270 (1.2 ac)	\$0.25	Up to 30 years	T-Hangars
WST-2 <i>Leased</i>	±13,500 (0.31 ac)	\$0.50	Up to 30 years	Non-Aeronautical Storage
WST-3 <i>Leased</i>	±17,916 (±1.10 ac)	\$0.40	Up to 30 years	Conventional Hangar Development
WST-4 <i>Leased</i>	±30,000, plus 9,600 SF hangar	\$0.50 \$3.75	Up to 30 years	Aeronautical Use
WST-5 <i>Leased</i>	±40,000	\$0.40	Up to 30 years	Aeronautical Use



WESTERLY STATE AIRPORT (WST)

WESTERLY STATE AIRPORT, IS A PUBLIC USE, GENERAL AVIATION AIRPORT FACILITY WITH SCHEDULED AIRLINE SERVICE TO BLOCK ISLAND PROVIDED BY NEW ENGLAND AIRLINES. IT HAS TWO RUNWAYS WITH ASPHALT SURFACES COVERING AN AREA OF 321 ACRES AT AN ELEVATION OF 81 FT ABOVE MEAN SEA LEVEL. WESTERLY STATE AIRPORT SERVES THE TOWN OF WESTERLY AND IS LOCATED 2.3 MILES SOUTHEAST OF ITS CENTRAL BUSINESS DISTRICT.

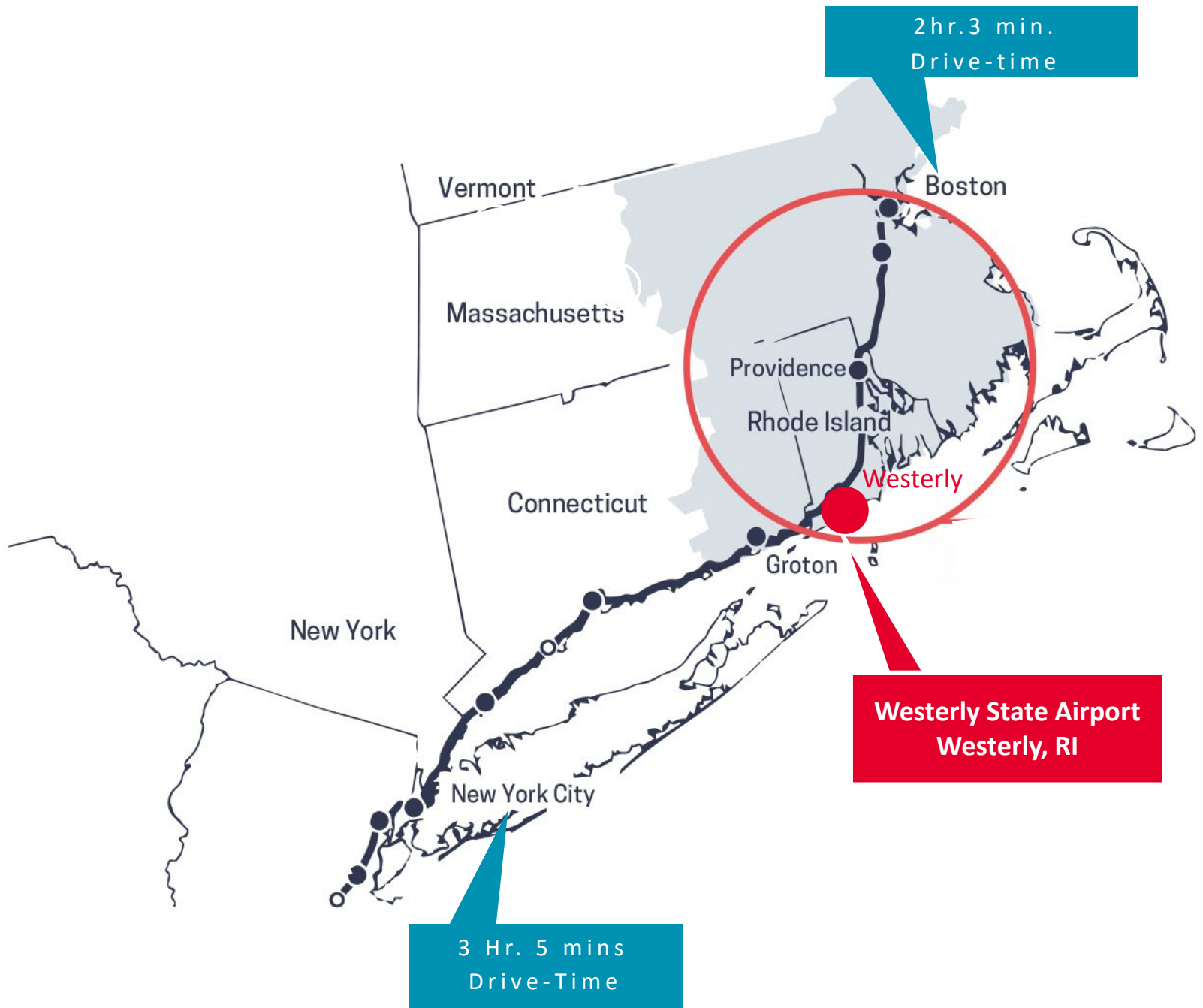
Runway Specs	Runway 7/25	Runway 14/32
Length	4,010'	3,960' (runway 32: Landing threshold is displaced 750-feet)
Width	100'	75'
Material	Asphalt – excellent condition	Asphalt – good condition
Strength	SW – 30,000/DW-60,000	SQW – 12,500
Lighting	Medium Intensity (MIRL) – excellent condition	Medium Intensity (MIRL) – excellent condition
Markings	Non-precision – fair condition	Basic – fair condition
Visual Aids	MALSF – good condition (7) None (25)	None
Runway Safety Area	51.1' / 78.3'	56.9' / 81.1'

PARCEL OVERVIEW

Westerly State Airport
(WST)



AIRPORT LOCATION



DRIVE-TIMES & MILEAGE

146

MILES
3 HOURS,
5 MINUTES
TO NYC

83

MILES
2 HOUR,
3 MINUTES
TO BOSTON

44

MILES
54 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

64K+

PEOPLE

\$85K+

AVERAGE
HH INCOME

26K+

DAYTIME POPULATION

30 miles

554K+

PEOPLE

\$84K+

AVERAGE
HH INCOME

245K+

DAYTIME POPULATION

85 miles

10.45M+

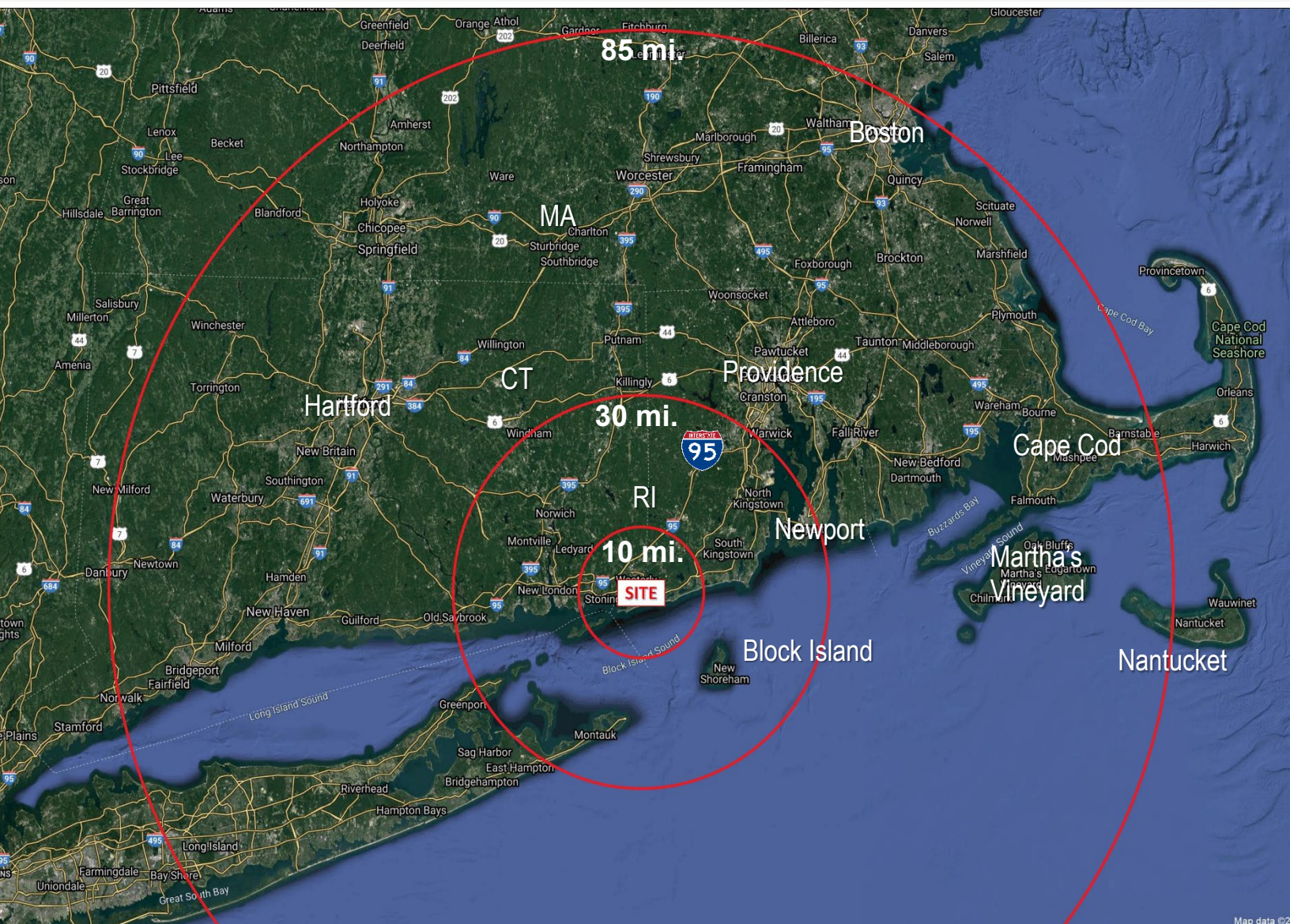
PEOPLE

\$92K+

AVERAGE
HH INCOME

5.3M+

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 Westerly State Airport

FM GLOBAL	52 minutes
UNITED NATURAL FOODS	56 minutes
HASBRO	57 minutes
CITIZENS FINANCIAL GROUP	57 minutes
TEXTRON	58 minutes
AMICA MUTUAL INSURANCE	1 hour
IGT	1 hour, 1 min.
BALLY'S	1 hour, 1 min.
CVS HEALTH	1 hour, 2 mins.

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