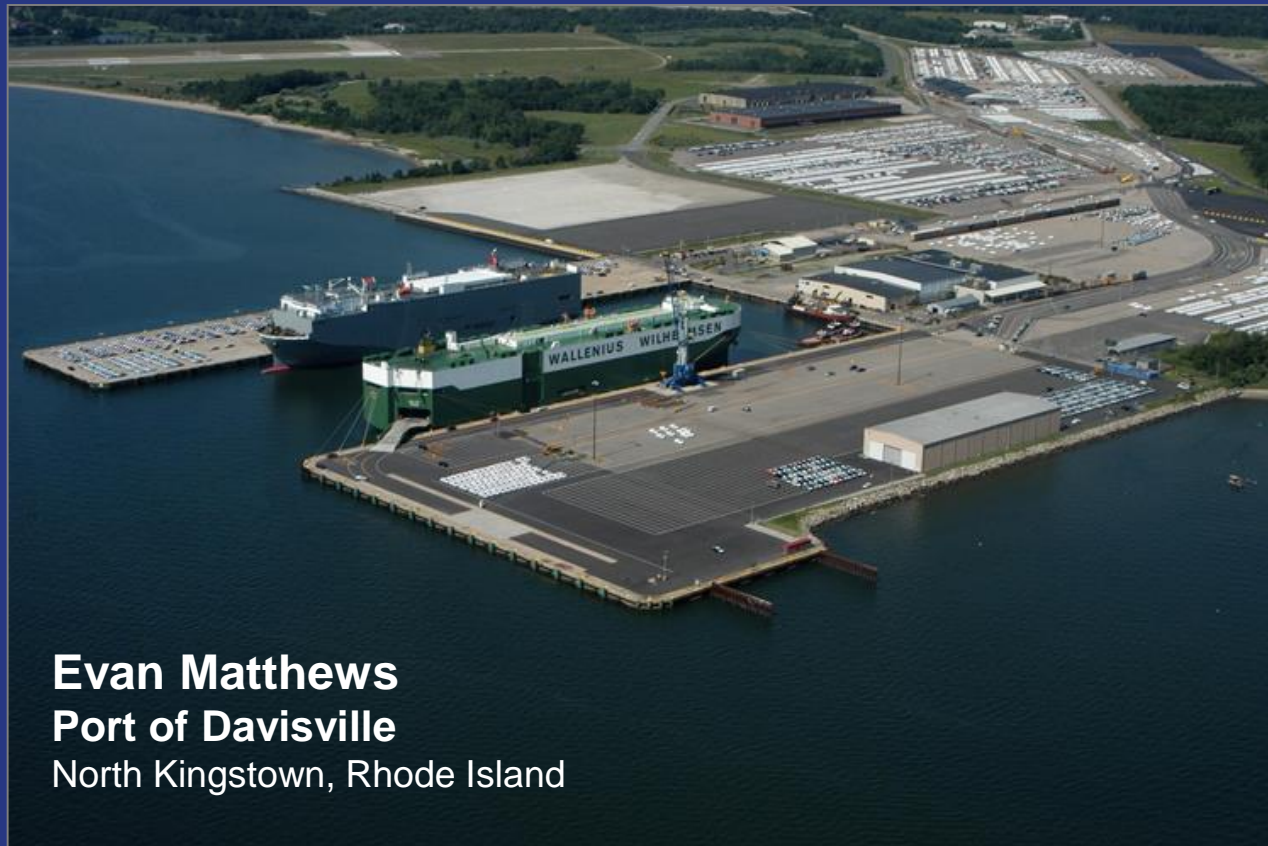


**AAPA Port Real Estate Seminar**  
December 10, 2015

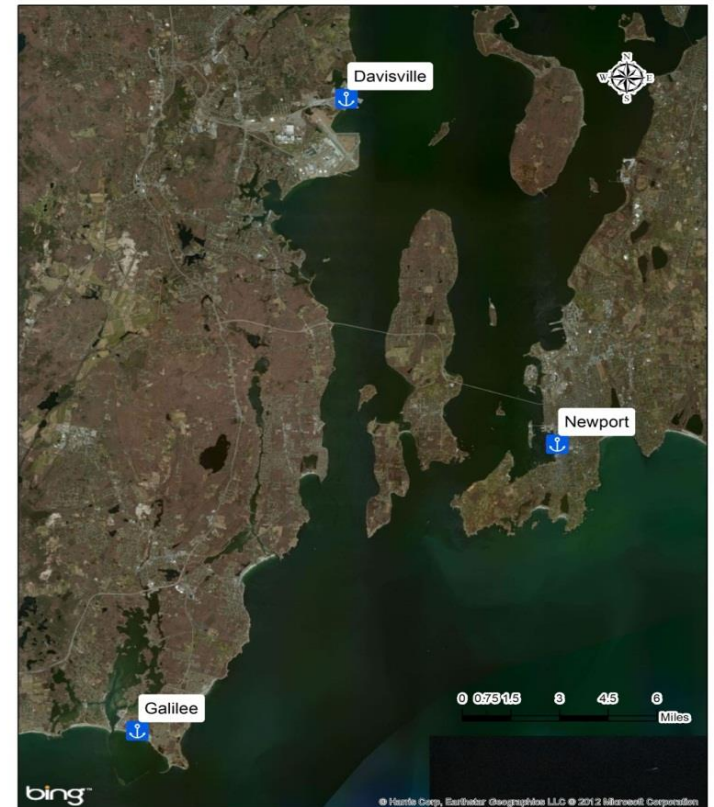
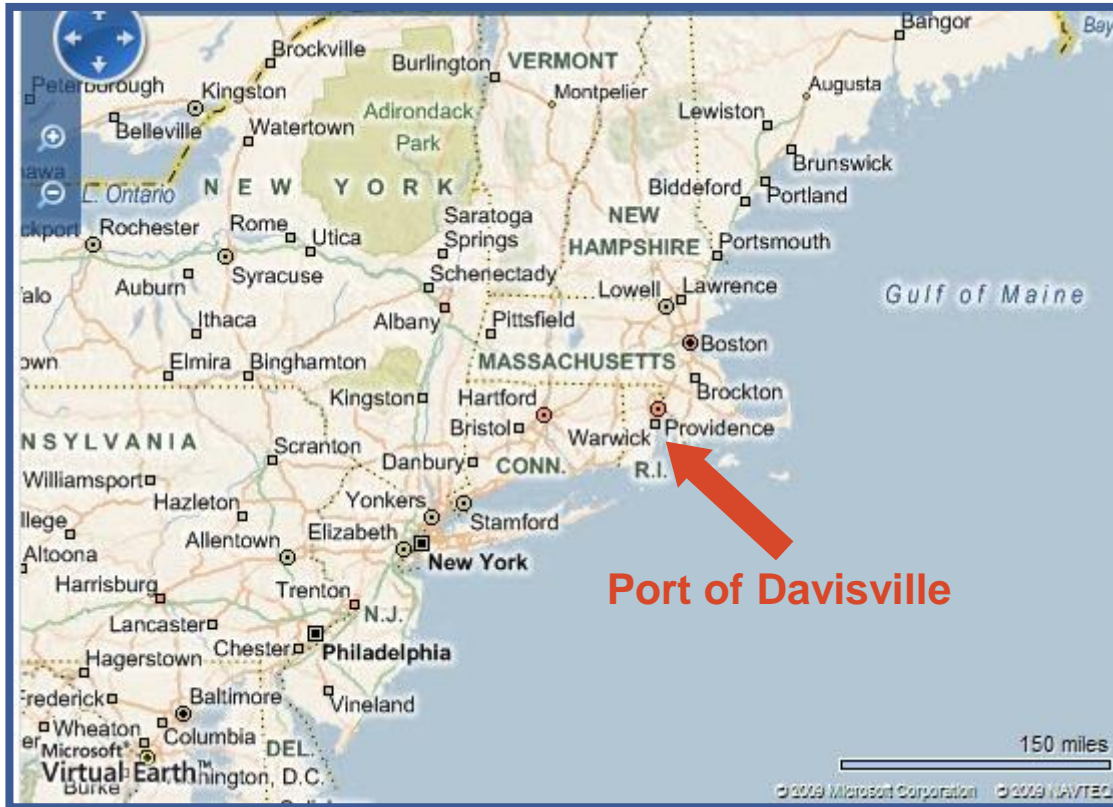


**Evan Matthews**  
**Port of Davisville**  
North Kingstown, Rhode Island

# Introduction

- The Quonset Development Corporation (QDC) is a quasi-public development authority created by the State of Rhode Island to operate the Quonset Business Park, which includes the Port of Davisville. **FORMER RI PORT AUTHORITY**
- QDC is the marine terminal operator for the Port of Davisville and operates the terminals under a terminal tariff and fee schedule. **NO OPERATING CONCESSION**
- QDC coordinates daily with its main port tenant, North Atlantic Distribution (NORAD), which is the port's vehicle processor. **LAND LEASE ADJACENT TO TERMINALS**
- QDC owns the rail network within the Quonset Business Park and licenses the rail operations to Seaview Transportation. **OPERATING LICENSE**

# Located along Northeast Corridor







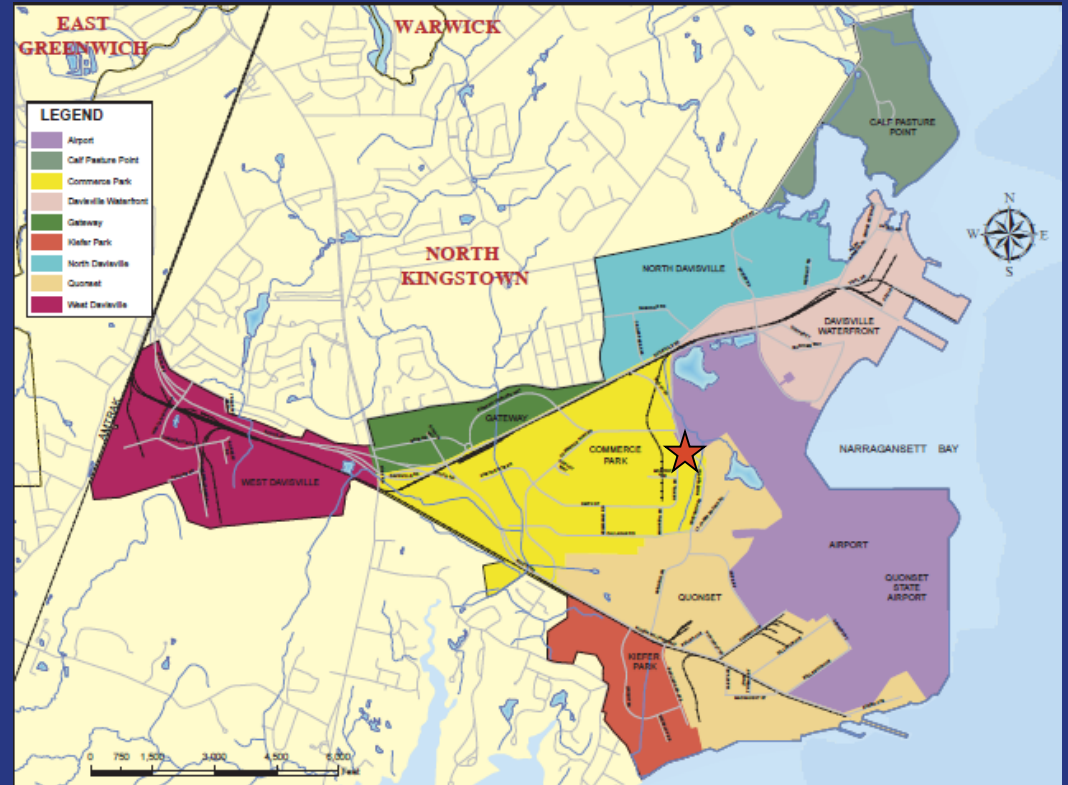
QUONSET BUSINESS PARK

## Quonset Business Park®

**3,207 Total Acres**

**Over 200 Great Rhode  
Island Companies**

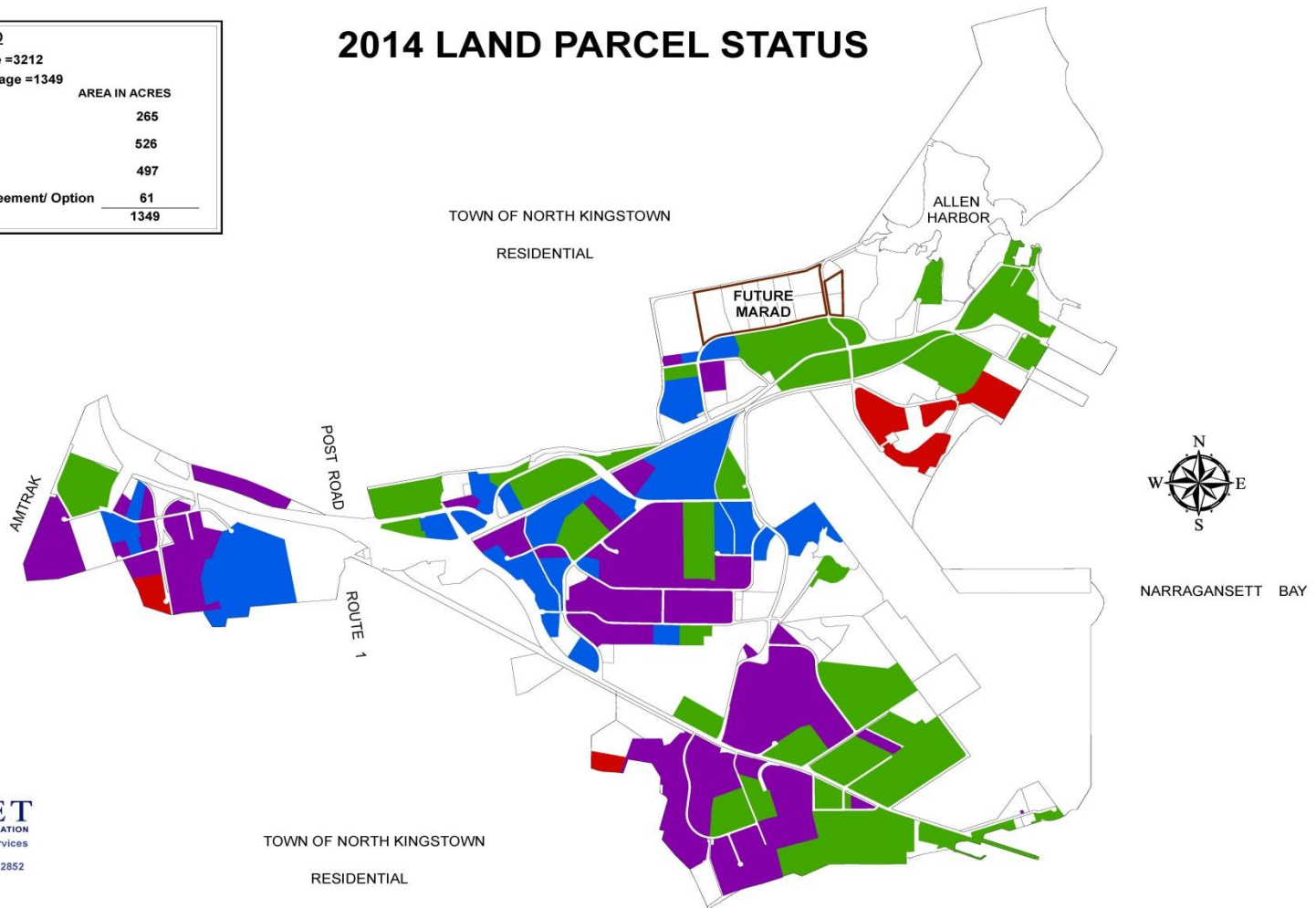
**More than  
10,000 Full-time and  
Part-time Jobs**



# Land at Quonset

## 2014 LAND PARCEL STATUS

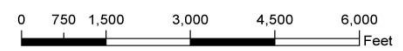
LEGEND	
QBP Total Acreage =3212	
Development Acreage =1349	
AREA IN ACRES	
Available	265
Leased	526
Sold	497
Under Agreement/ Option	61
	1349



NARRAGANSETT BAY

**QUONSET**  
 DEVELOPMENT CORPORATION  
 Technical Support Services  
 95 Cripe St  
 North Kingstown, RI 02852  
 Tel: (401) 295-0044  
 Fax: (401) 268-9885

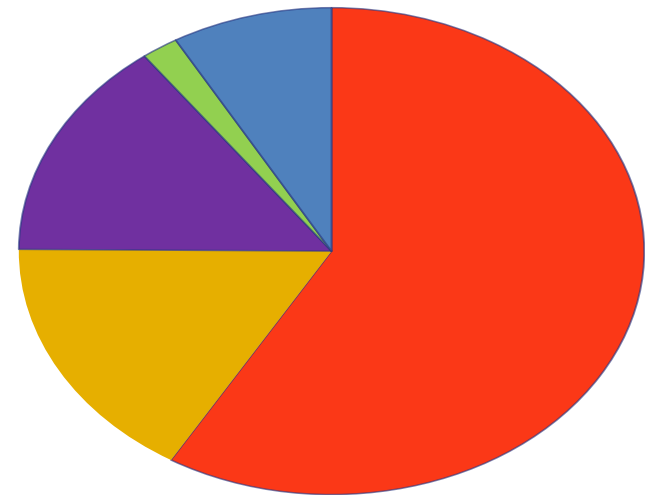
January 2015  
 António Ambrósio



# Land at Quonset

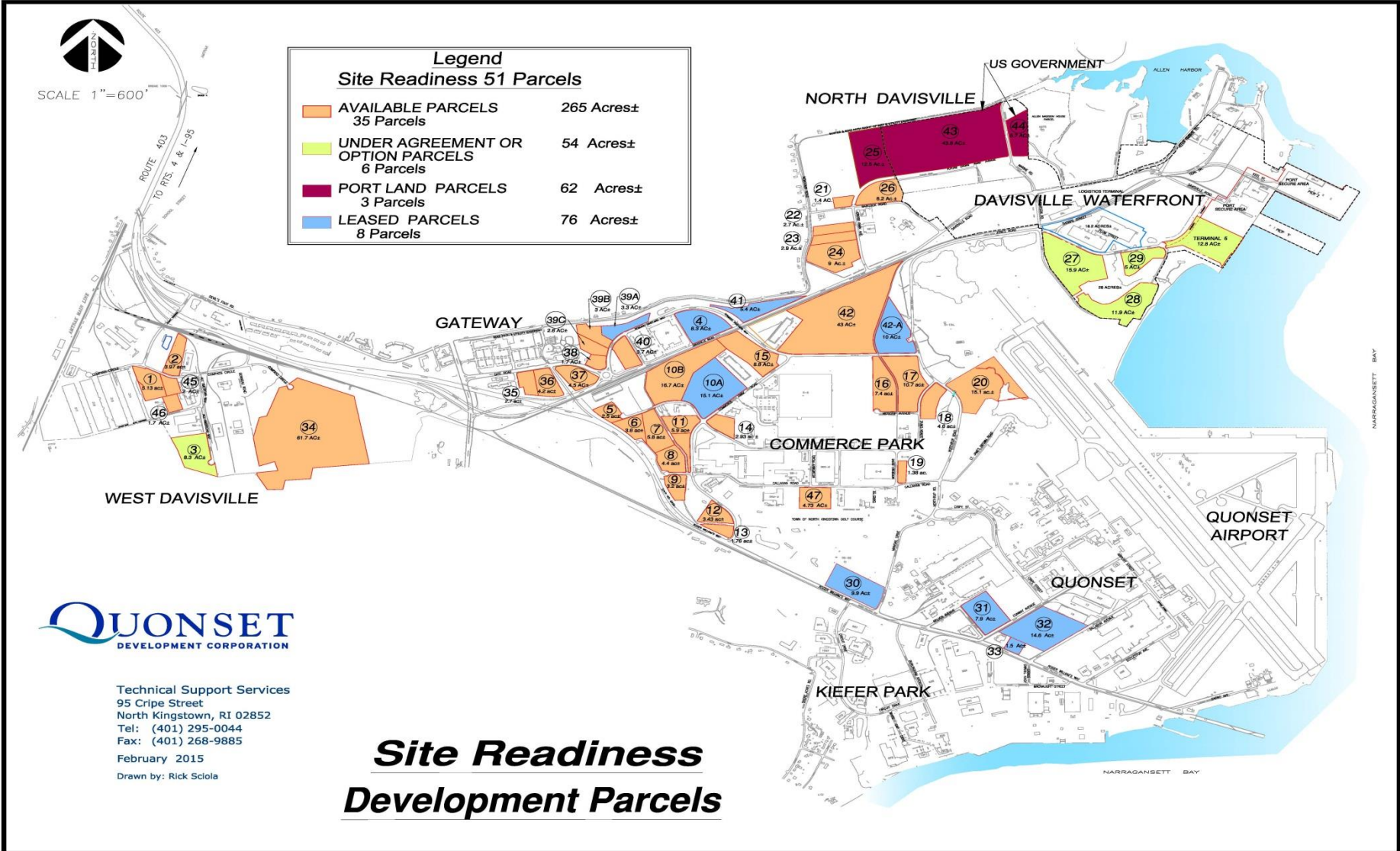
## 3,212 Total Acres:

- **1,865 Acres Undevelopable**
  - Airport/seaport
  - Rights of way
  - Open space, recreation
- **1,347 Acres Developable**
  - 526 acres leased
  - 497 acres sold
  - 61 acres under agreement
  - 265 acres still available

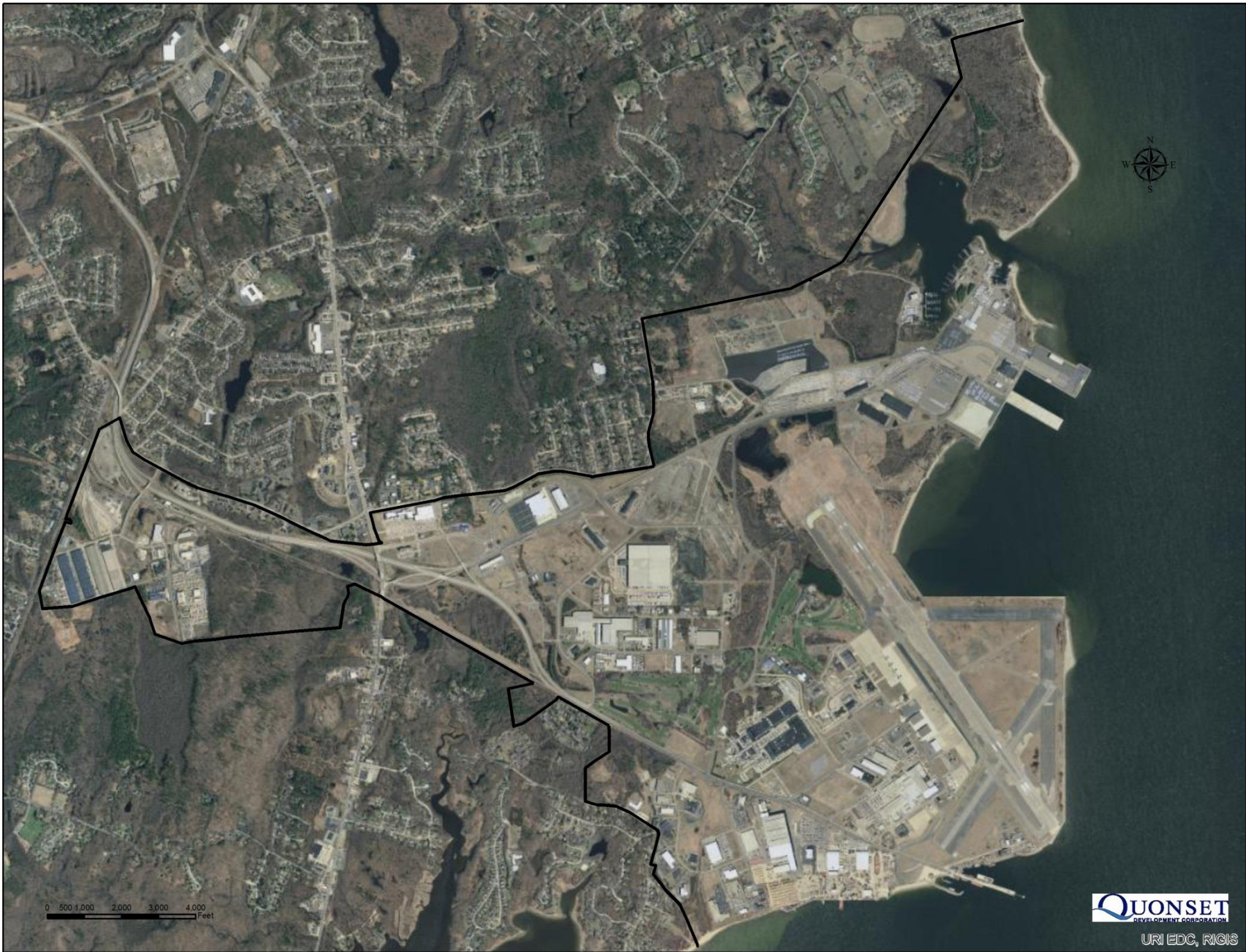


- Undevelopable
- Leased
- Sold
- Under Agreement
- Available

# Site Readiness Program







0 500 1,000 2,000 3,000 4,000  
Feet

**QUONSET**  
DEVELOPMENT CORPORATION

URI EDC, RICIS



# Port of Davisville Autoport



# Port of Davisville: R.I.'s Public Port



- Record breaking 178,215 autos arrived by sea in 2014
  - 5<sup>th</sup> consecutive record breaking year
  - Nearly 5X volume since 1996
  - Hondas began arriving on March 31<sup>st</sup>
- **2015 Figures Continue at Record Pace**
  - **Current vessels Year To Date: 176**
  - 2014 vessels by this date: 149
  
  - **Current autos Year To Date: 203,032**
  - 2014 autos by this date: 161,491
- 380 metric tons of project cargo moved with the mobile harbor crane in 2015

# Finished Vehicle Logistics





# Opportunities & Challenges

- + Cargo rolls/moves
- + No equipment needed
- + Low operating costs
- + PCCs have 10m of draft
- + Forecasted growth
- Land intensive
- Limited \$/SF of terminal
- Forecasting vs. Reality
- OEM holds
- Weather/Snow

# Uplands Out of Flood Zone





# Contact Information

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Port Director

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