



How to start a business in Cumberland

Where to get help?

[RI Commerce Corporation](#)

[Northern Rhode Island Chamber of Commerce](#)

[Cumberland Department of Planning and Community Development](#)

What is Cumberland's Employment Base?

Cumberland's employment base as of 2013 is dominated by three sectors: Services (35% of total employment), Manufacturing (19%), and Wholesale and Retail Trade plus Transportation & Warehousing (22%).

Employment by firms in Cumberland (1st quarter of 2013)

Economic sector	Employment	% of total	Median hourly wage per employee
Manufacturing	1,588	19%	\$20.87
Government	1,116	15%	
Health Care & Social Assistance	990	11%	\$30.12
Retail Trade	893	10%	\$10.82
Wholesale Trade	679	8%	\$28.66
Accommodation & Food Services	610	7%	\$15.55
Construction	529	6%	\$19.37
Transportation & Warehousing	520	6%	\$19.94
Other		18%	
TOTALS	9,430	100%	

Source: Rhode Island Department of Labor & Training,



Where can I locate my business?

The Cumberland Zoning Map identifies properties that are appropriately zoned for business.

To see what a lot's zoning designation allows in terms of use options check out the [Use Table](#) from the Cumberland Zoning Code.

Where to find Industrial Parks and Enterprise Sites

The *Economic Development Foundation of Rhode Island (EDF-RI)* is a private, not-for-profit real estate development company which provides industrial site location services for Cumberland and other communities in northern RI. This agency maintains a list of commercial and industrial facilities in Cumberland, including their status as vacant or occupied, as well as their suitability for various uses.

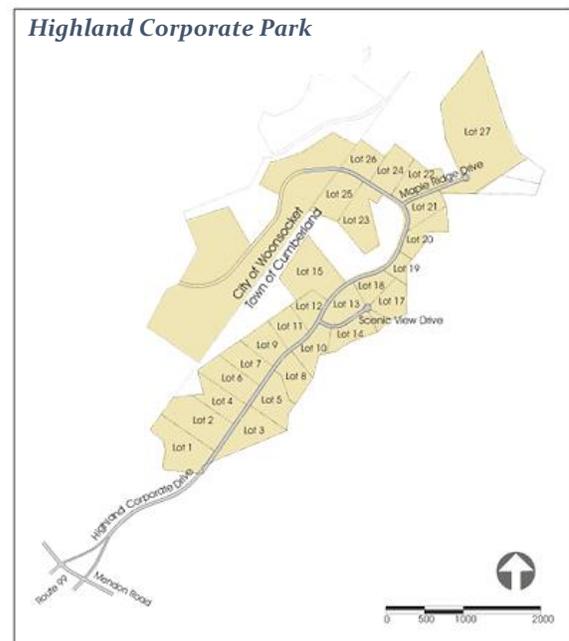
Highland Corporate Park (HCP)

This high-quality business park has been developed as an upscale corporate office, light manufacturing and housing.

Developed and managed by EDF-RI, HCP was designed to meet the highest standards. Development is guided by covenants and design guidelines. HCP is serviced with underground utilities including an electric power loop and a fiber optic telecommunications ring; it has architectural street lighting and sidewalks throughout the development. HCP was designed for those companies that value a high-quality environment for their employees and an image of excellence. HCP offers a central location in the southern New England region encompassing Boston, Providence and Worcester.

Currently, HCP consists of 256 acres: 124 acres have been developed, 12 acres remain available for development, and 120 acres are restricted by conservation easements.

As of 2010, the HCP had 381,013 square feet of industrial space, 132,120 square feet of office space, and 47,000 square feet of flex space. Also, 340,000 square feet of office space are under construction and a flex building with 20,000 square foot is in the planning stages. More recently, a major residential development has been approved and is currently under construction. "Highland Hills" is comprised of 200 units in four buildings on 30 acres.



CVS is a major tenant of the Park, along with such other major firms as Johnson & Johnson, Procter & Gamble, and Tiffany's. Numerous high-tech firms have also chosen this Business Park as a prime location for business and retaining a quality workforce.



TOWN OF CUMBERLAND

This site is located in the Woonsocket/Cumberland Enterprise Zone, which offers state tax credits to companies that create full-time jobs for Rhode Island residents (see more details in Program Section above). Twelve acres remain available for development.

Martin Street Industrial Area

This area is located immediately north and south of Martin Street, between Mendon Road and the Blackstone River. This site is bounded on the north by the Ashton Park Industrial Area, to the east by mixed use development and Mendon Road and to the south by Martin Street. The site is approximately 115 acres in size.

This site has a wide range of commercial and industrial uses, including a manufacturer of high-tech instrumentation and a dance studio, as well as warehousing, distribution, older manufacturing facilities, and gravel extraction (currently owned by Fleet Construction Co, Inc.).

There is little room for expansion of industrial activity at the developed lots in this industrial area.

The area's proximity to the Blackstone River, to the Blackstone Bike Path on the Lincoln side of the river, and easy access to a future walking/jogging trail on the Cumberland side of the river, all serve to enhance this area's potential for a future revitalization.



Cumberland Industrial Park (Diamond Hill Industrial Park)

This 68-acre site is located east of Diamond Hill Road at a prime location visible from Interstate 295. Current uses include several manufacturing facilities, three trucking companies, and a self-storage facility. The site is now entirely developed, but vacancies occur from time to time. Okenite recently consolidated its operations to this site.





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160 Bear Hill Road

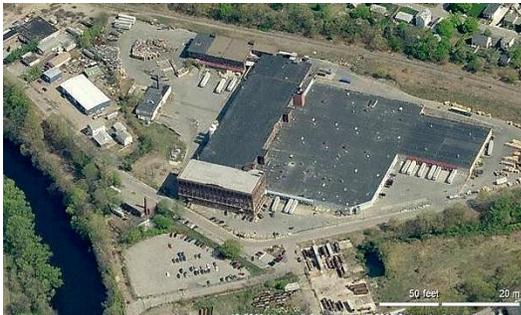
Located on the south side of I-295, the 11.5-acre site contains a 151,037 square foot building built in 1967 owned by Dean Acquisition. Current occupants are Gorwood Systems, which stores and processes microfilms and documents and a number of small firms.

It is close to the Chapel Four Corners commercial center and is an ideal location for high tech manufacturing, research, and offices.



Mill Citadel at River Bend

This industrial area is located on Ralco Way and Turner Street (Attleboro, MA), in the southern-most part of Cumberland.



The majority of the land in Cumberland is used for industrial purposes, such as Ralco Equipment Co. (heavy duty truck repair) and for parking on land owned by the American Insulated Wire Corp. On the left is a large mill complex owned by American Insulated Wire Corp. The parking lot on the west side of the brick building is still in Cumberland. The old brick mill building abuts the town line with Attleboro. This site was vacated in 2009, but it has been renovated by the owner for future reuse.

Broad Street, Valley Falls

RIDOT Broad Street Reconstruction. Beginning in the Spring of 2020, the RI Department of Transportation will begin a major reconstruction of Broad Street from the Central Falls/Pawtucket line to Mendon Road, a total of 3.2 miles. By completion in 2022, this \$16.5 million project will transform Broad Street. New sidewalks, street trees, traffic calming and pedestrian enhancements as well as significant drainage improvements will vastly improve this business corridor.

Other Cumberland Village Business Corridor Districts

The commercial district villages of Valley Falls, Berkeley, Ashton, Cumberland Hill, Diamond Hill, and Lonsdale have a distinct character based on their historical layouts, streetscape features, and architecture.



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Valley Falls Opportunity Zone.

Valley Falls is part of the [Blackstone Valley Opportunity Zone network](#).

