

FOR SALE

77-ACRE COMMERCIAL REDEVELOPMENT SITE

FORT MONMOUTH, EATONTOWN, NJ

newjersey

Highly educated, perfectly located.



FORT MONMOUTH

CUSHMAN & WAKEFIELD

PROPOSED DEVELOPMENT: 302 MEDIUM DENSITY UNITS FOR SALE OR RENT, PLUS 250,000 SF RETAIL SPACE



Cushman & Wakefield, as exclusive agent for the Fort Monmouth Economic Revitalization Authority (FMERA), is assisting in the marketing of “Parcel B” which is a 77-acre mixed use redevelopment site (the Property) for sale. The proposed development of the Property includes 302 residential units plus 250,000 SF of retail space. In addition, the offering may be expanded to include developable land to the east of Parcel B in Eatontown. The Property is highly visible from Route 35. The site currently contains dated commercial buildings that will require demolition.

The Property is part of a multi-parcel site, the 1,127 acre Fort Monmouth Army Post, which is located in Monmouth County, New Jersey. The Fort was decommissioned in 2011, and the entire complex is being marketed for sale under a two-phase, multi-parcel sale process.

- **77-ACRE REDEVELOPMENT SITE IN EATONTOWN, NJ (MONMOUTH COUNTY).**
- **PROPOSED DEVELOPMENT: 302 MEDIUM DENSITY MULTI-FAMILY UNITS (OWNER OCCUPIED PREFERRED), PLUS 250,000 SF RETAIL SPACE.**
- **SITUATED ADJACENT TO ROUTE 35, A MAJOR COMMERCIAL CORRIDOR.**
- **2 MILES FROM THE GARDEN STATE PARKWAY, EXIT 105.**
- **2 MILES FROM THE LITTLE SILVER TRAIN STATION.**
- **LOCATED WITHIN FIVE MILES OF THE NEW JERSEY SHORELINE.**
- **POTENTIAL TO EXPAND THE SITE WITH ADDITIONAL DEVELOPABLE LAND IN EATONTOWN.**

More information can be found on Cushman and Wakefield’s marketing site for The Fort : www.fort-monmouth-marketing.com.

For more information, please contact:

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The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield’s (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W’s agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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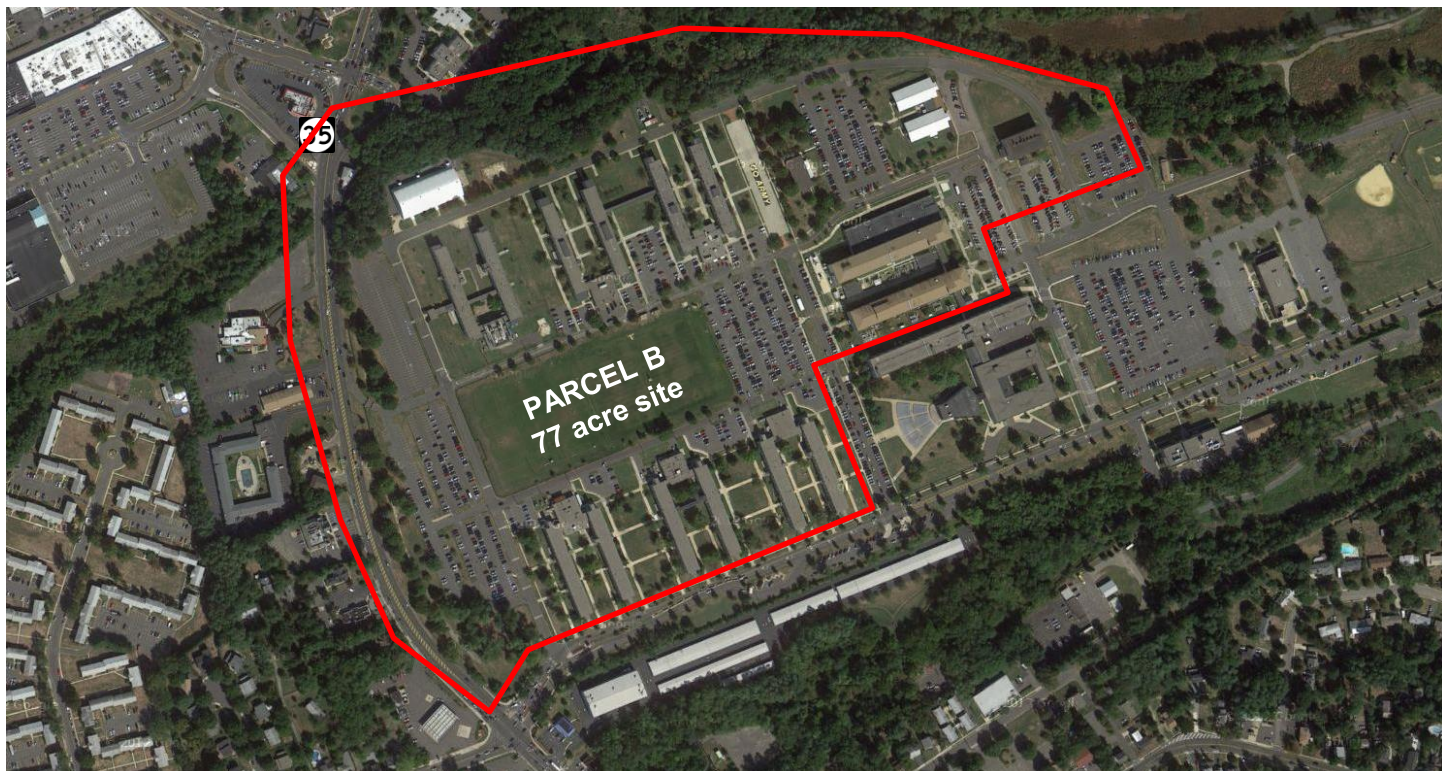
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The 77-acre parcel is part of an on-going multi-parcel offering of Fort Monmouth that is being marketed by FMERA, with the assistance of Cushman & Wakefield. In February and March, 8 additional parcels and buildings were marketed for sale. Currently, we are actively seeking bids for 9 properties.

The Fort is in the process of further subdivision, and will be marketed throughout 2015. The remaining parcels allow for various uses, providing investors with a range of development opportunities, including residential, commercial, lodging and retail. Several parcels also include existing buildings which may be adaptable for re-use.

FMERA, in association with the local municipalities, has prepared a Reuse Plan for the Fort, outlining the proposed use for each section of the complex. A copy of the Reuse Plan can be found on-line at the FMERA website here: www.fortmonmouthredevelopment.com.

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