

**FORT MONMOUTH
BUILDING #1007 — FORMER
COMMISSARY BUILDING**
SANGER AVENUE, OCEANPORT, NJ
RETAIL OR OFFICE FOR SALE

POTENTIAL ADAPTIVE REUSE
53,700 RSF AVAILABLE



LOCATION: Razor Avenue and Murphy Drive, Oceanport, NJ
YEAR BUILT: 1998
ZONING: Education / Mixed Use
BUILDING SIZE: 53,700 SF
FLOORS: One (1)
PARKING: Site supported by 215 surface spaces
BUILDING FRAME: Steel
EXTERIOR WALLS: Brick & Masonry
WINDOWS: Double glazed
CEILING HEIGHT: 20' clear
COLUMN SPACING: 40 x 30
FLOORS: Reinforced concrete slab
LOT SIZE: 6 Acres

LOADING DOCKS: 5 loading docks with levelers and 1 drive in
ELECTRICAL: Supplied by JCP&L
337 KVA, 3 Phase
WATER: Supplied by American Water
SEWER: TRWRA
GENERATOR: For Emergency Lighting
TELECOM: Fiber Optic Network on site
LIFE SAFETY: Emergency lighting, exhaust fans and fire alarm system (alarms & strobes)
SECURITY SYSTEM: Programmable card reader system
SPRINKLER: Yes

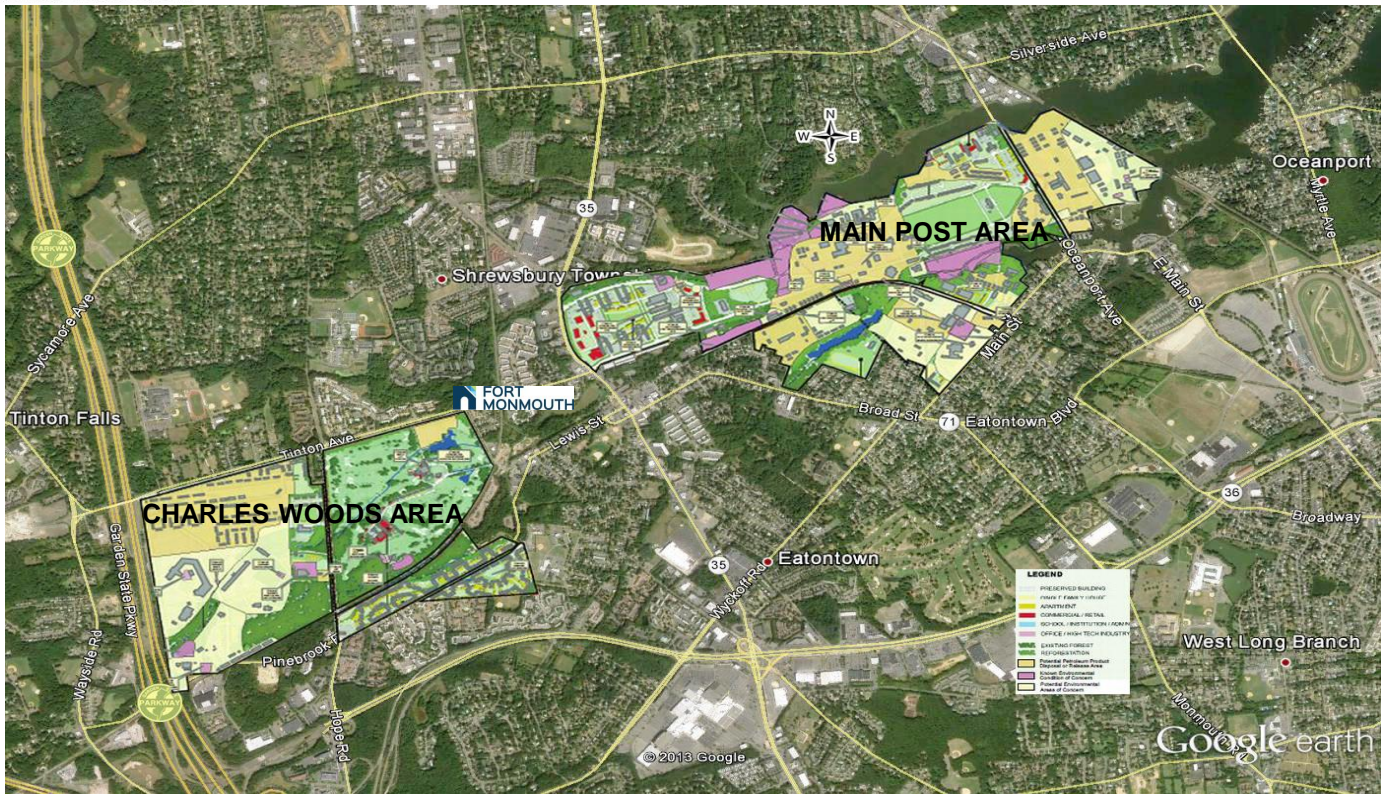
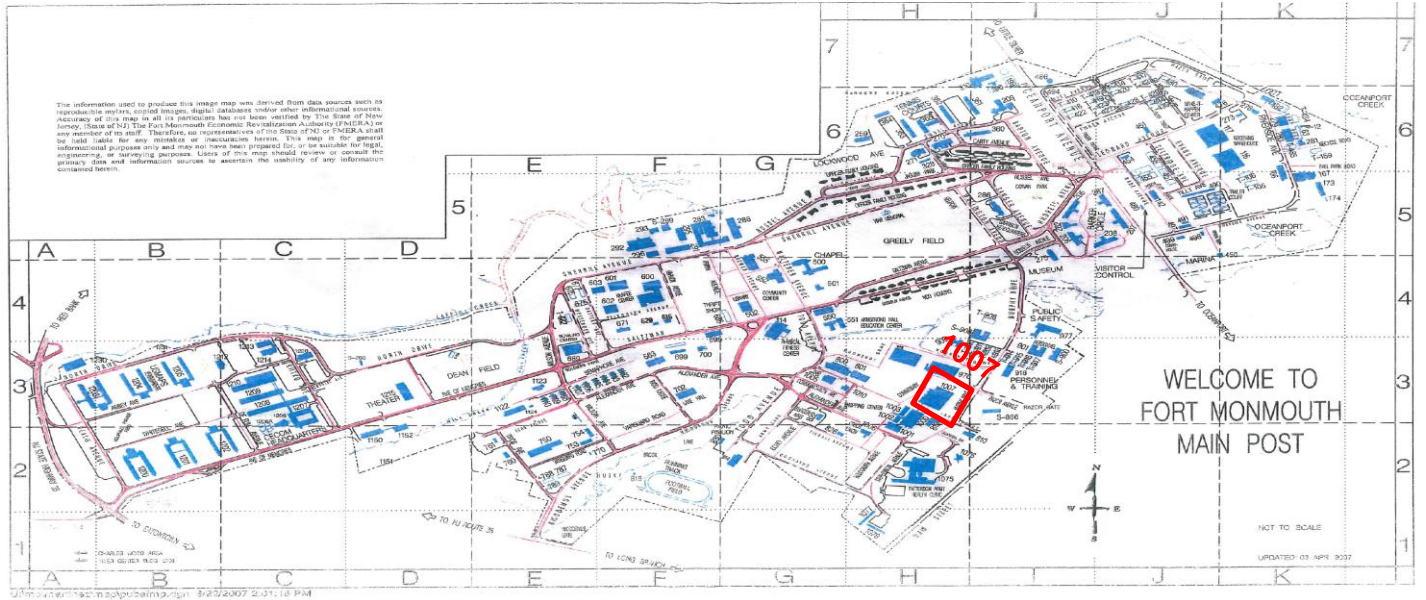
Additional information on Fort Monmouth can be found at [www: www.fortmonmouthnj.com](http://www.fortmonmouthnj.com)

For more information, please contact:
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
 732-720-6350 | FMERainfo@njeda.com
www.fortmonmouthnj.com

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