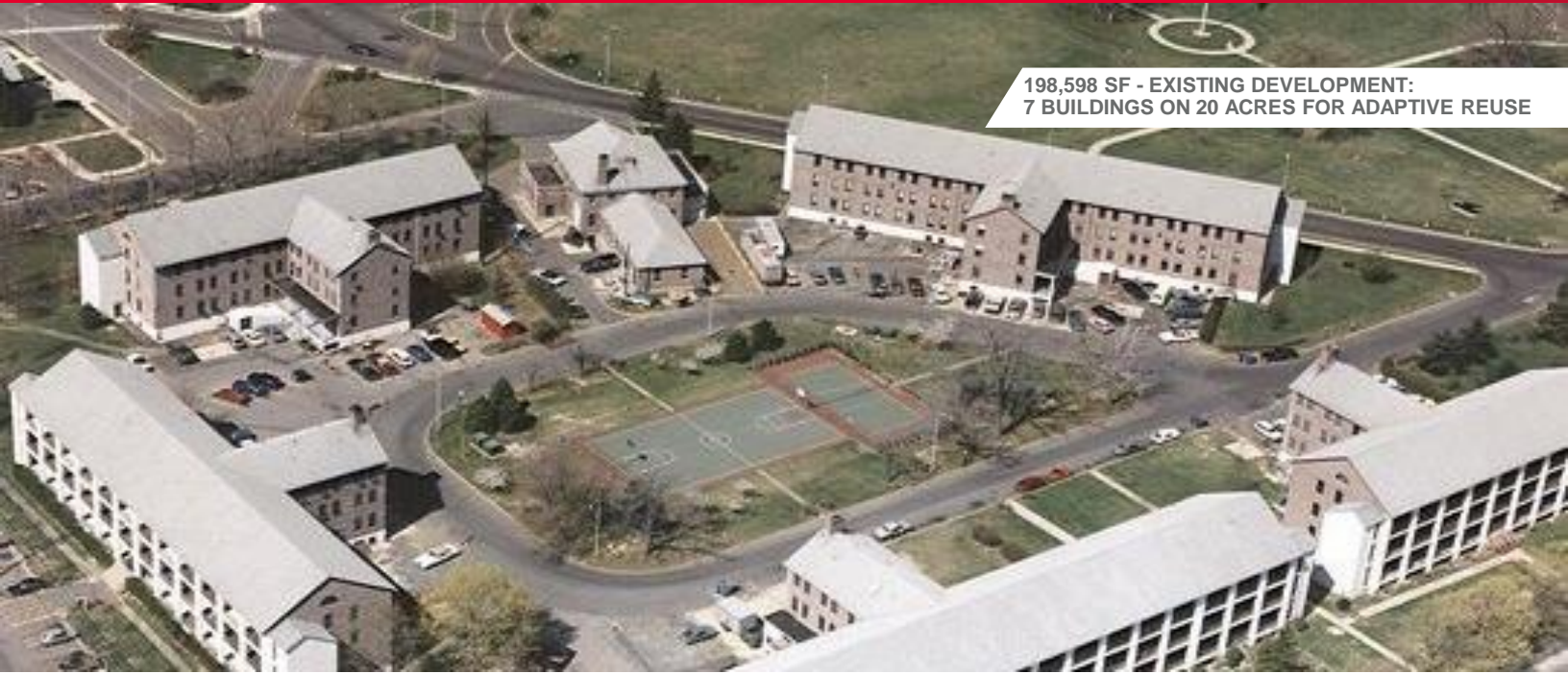




FOR SALE

BARKER CIRCLE – 198,598 SF

OCEANPORT AVENUE
FORT MONMOUTH, OCEANPORT, NJ



198,598 SF - EXISTING DEVELOPMENT:
7 BUILDINGS ON 20 ACRES FOR ADAPTIVE REUSE

PROPERTY INFORMATION

Cushman & Wakefield, as exclusive agent for the Fort Monmouth Economic Revitalization Authority (FMERA), is assisting in the marketing of Barker Circle consisting of 7 buildings containing 198,598 SF on 20 acres (the Property) for sale. The buildings were built between 1927 and 1940 and are part of the Fort Monmouth Historic District. Historic Preservation Covenants will apply to the exterior facades.

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

PROPERTY HIGHLIGHTS

20 Acre Residential Site In Oceanport, New Jersey (Monmouth County).

Existing Development: Barker Circle, 7 buildings:		
building 205 former barracks	41,376 sf	1927
building 206 former barracks	31,392 sf	1927
building 207 former barracks	43,872 sf	1927
building 208 former barracks	36,384 sf	1927
building 275 former movie theatre	7,432 sf	1934
building 282 former fire house	6,089 sf	1935
building 287 former barracks	32,053 sf	1940

Situated adjacent to Oceanport Creek and Oceanport Ave.

4.6 miles from the Garden State Parkway, Exit 109.

.07 miles from the Little Silver Train Station.

Located within four miles of the New Jersey shoreline.

Additional information on Fort Monmouth can be found at: www.fortmonmouthnj.com

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BARKER CIRCLE – 198,598 SF

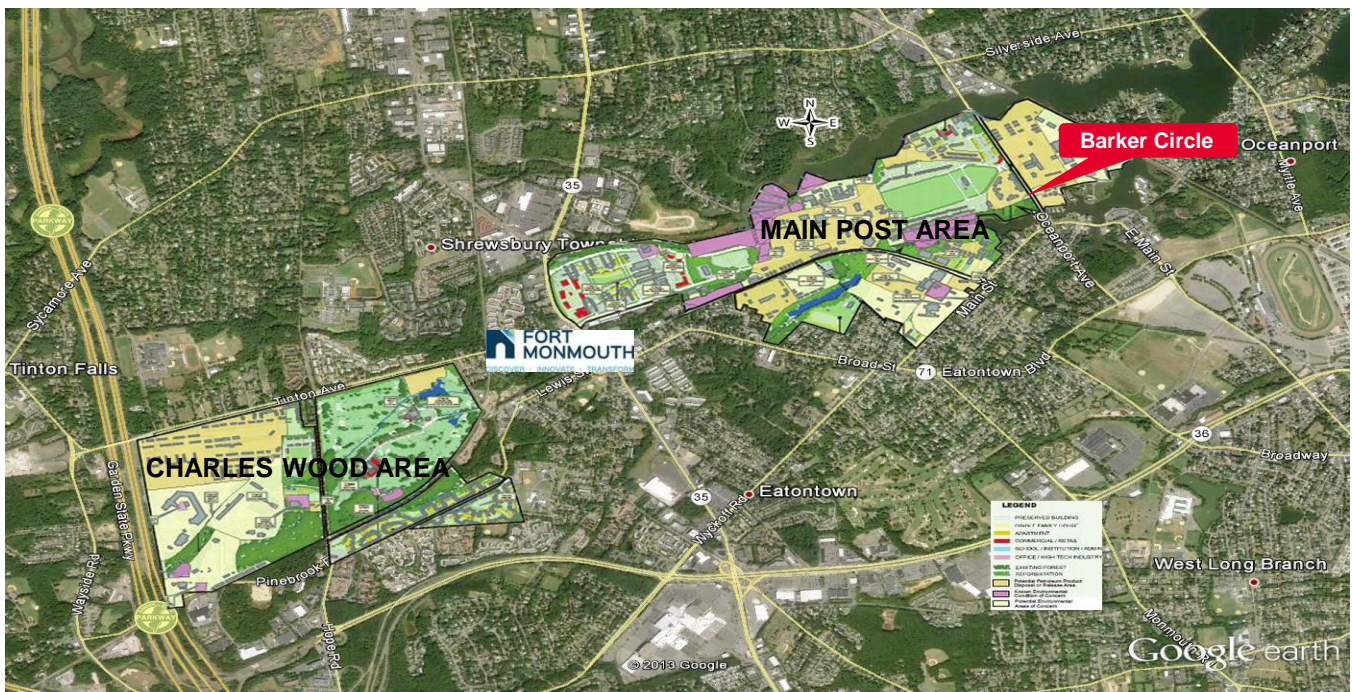
OCEANPORT AVENUE
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Barker Circle parcel is part of an on-going multi-parcel offering of Fort Monmouth that is being marketed by FMERA, with the assistance of Cushman & Wakefield. To date, over 20 buildings and parcels of land have been or are in the process of being transferred from FMERA to the private sector. During the 1st quarter of 2016, FMERA is planning on releasing 4 additional Request for Offers to Purchase. The RFOTPs will be for wide spectrum of potential uses.

The Fort is in the process of further subdivision, and will be marketed throughout 2016. 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.fortmonmouthnj.com



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