



**FOR SALE**

# ALLISON HALL COMPLEX 12 ACRES ADAPTIVE REUSE

OCEANPORT, NEW JERSEY

**87,029 SF EXISTING DEVELOPMENT  
4 BUILDINGS ON 12 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 the Allison Hall Complex consisting of 4 buildings containing 87,029 SF on 12 acres (the Property) for sale. The buildings were built between 1928 and 2007 and building 209 is part of the Fort Monmouth Historic District. Historic Preservation Covenants will apply to the exterior facade of the building 209 in the Historic Zone.

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

12 Acre Redevelopment Site in Oceanport, New Jersey (Monmouth County). Permitted uses: Residential, Hospitality, Retail, Mixed Use and Office/Research.

### Existing Development:

Building 199	10,700 sf	1988
Building 209	36,665 sf	1928
Building 210	29,296 sf	1975
Building 359	10,368 sf	2007

- Situated adjacent to the Shrewsbury River and Oceanport Ave.
- 4.6 miles from the Garden State Parkway, Exit 109.
- .04 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](http://www.fortmonmouthnj.com)**

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The Allison Hall Complex 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 4<sup>th</sup> quarter of 2016, FMERA is planning on releasing additional Requests for Offers to Purchase. The RFOTPs will be for a wide spectrum of potential uses.

The Fort is in the process of further subdivision, and will be marketed throughout 2016 and 2017. The remaining parcels allow for various uses, providing investors and users 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: <http://www.fortmonmouthnj.com/>.