



FOR SALE

THE LODGING AREA
15.6 ACRE RESIDENTIAL or MIXED USE SITE
OCEANPORT, NEW JERSEY

8 MULTILEVEL FORMER LODGING
BUILDINGS CONTAINING 184,207 SF



PROPERTY INFORMATION

Cushman & Wakefield, as exclusive agent for the Fort Monmouth Economic Revitalization Authority (FMERA), is assisting in the marketing of The Lodging Area consisting of 8 buildings containing 184,207 SF on 15.6 acres (the Property) for sale. The buildings were built between 1930 and 1991 and 2 buildings are part of the Fort Monmouth Historic District. Historic Preservation Covenants will apply to the exterior facades of the 2 buildings 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

15.6 Acre Residential and/or Mixed Use Site in Oceanport, New Jersey (Monmouth County).

Existing Buildings:

Building 270	14,315 sf	1930
Building 271	20,007 sf	1934
Building 360	23,415 sf	1956
Building 361	27,160 sf	1965
Building 362	27,140 sf	1965
Building 363	27,137 sf	1968
Building 364	10,720 sf	1971
Building 365	34,313 sf	1991

- 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

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The Lodging Area 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 4th 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/>.