

FOR SALE
FORT MONMOUTH – 38 ACRE COMMERCIAL
REDEVELOPMENT SITE, PARCEL F-I
TINTON FALLS, NEW JERSEY

PROPOSED REDEVELOPMENT: DATA CENTER, OFFICE, R&D, SPORTS, ENTERTAINMENT, HOSPITALITY



Cushman & Wakefield, as exclusive agent for the Fort Monmouth Economic Revitalization Authority (FMERA), is assisting in the marketing of a 38-acre redevelopment site (the Property) for sale. The Property is highly visible from the Garden State Parkway and is situated along Pearl Harbor Avenue and Corregidor Road in Tinton Falls. The site currently contains dated commercial buildings that may 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.

PROPERTY HIGHLIGHTS

- 38-acre redevelopment site in Tinton Falls, NJ (Monmouth County).
- Proposed Redevelopment: Commercial uses which may include Data Center, Office, R&D, Sports, Entertainment or Hospitality.
- Tech/Office/R&D campus development district.
- High visibility from the garden state parkway.
- 0.5 miles from the Garden State Parkway, Exit 105.
- Located within six miles of the New Jersey shoreline.

For more information, please contact:

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)

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FOR SALE
FORT MONMOUTH – 38 ACRE COMMERCIAL
REDEVELOPMENT SITE, PARCEL F-1
TINTON FALLS, NEW JERSEY



The 38-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. 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 Requests for Offers to Purchase. The RFOTP's 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/>.



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