

## #4841 ~ Barker Circle Office Project

**206 Barker Circle  
Oceanport, NJ 07757**

**Commercial/Office**

**Block: 110  
Lot: 1**

**Available Size: 23,000 Sq. Ft.**

### **Tax Information**

<b>Land Assessment:</b>	<b>\$ TBD</b>
<b>Improvement Assessment:</b>	<b>\$ TBD</b>
<b>Total Assessment:</b>	<b>\$ TBD</b>
<b>Taxes:</b>	<b>\$ TBD</b>
<b>Tax Year:</b>	<b>2021</b>
<b>Tax Rate:</b>	<b>1.892/\$100</b>
<b>Equalization Ratio:</b>	<b>92.12%</b>
<b>Updated:</b>	<b>05/06/2022</b>

### **Zoning:**

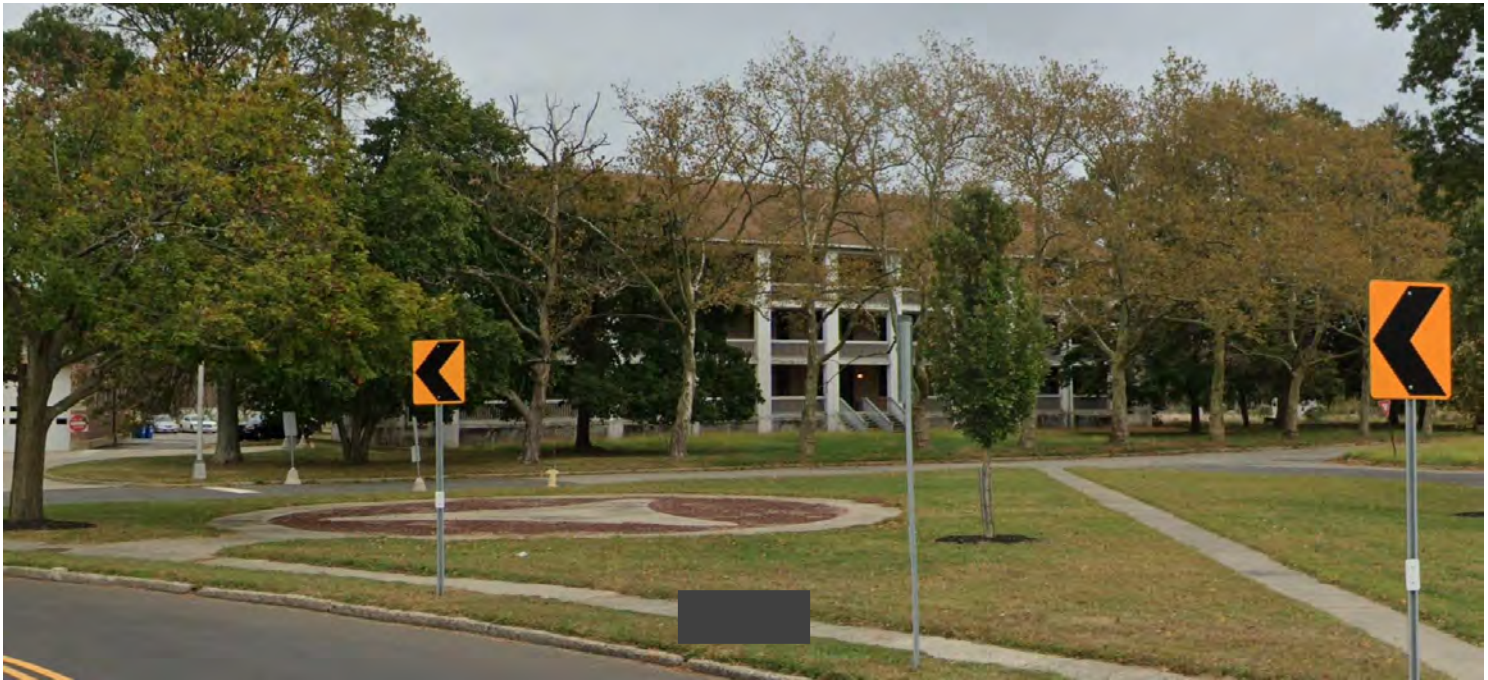
**Remarks: 23,000 Sq. Ft. of Renovated Office Space in the Former Fort Monmouth Redevelopment Area Called the Barker Circle Complex. Easy Access to Highway 35, 36 and the Garden State Parkway.**

**Price: \$20./Sq. Ft. NNN ~ Lease**

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118  
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542  
732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)



**WALL LEGEND**

EXISTING WALLS	(Symbol)
NEW WALLS	(Symbol)

**mode**  
 Norman Design Group  
 10000 W. 10th Ave.  
 Suite 100  
 Aurora, CO 80015  
 303.733.1100  
 www.normanmode.com

PROJECT: FORT MONMOUTH  
 LOCATION: FORT MONMOUTH, NJ  
 DATE: 08/14/2013  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



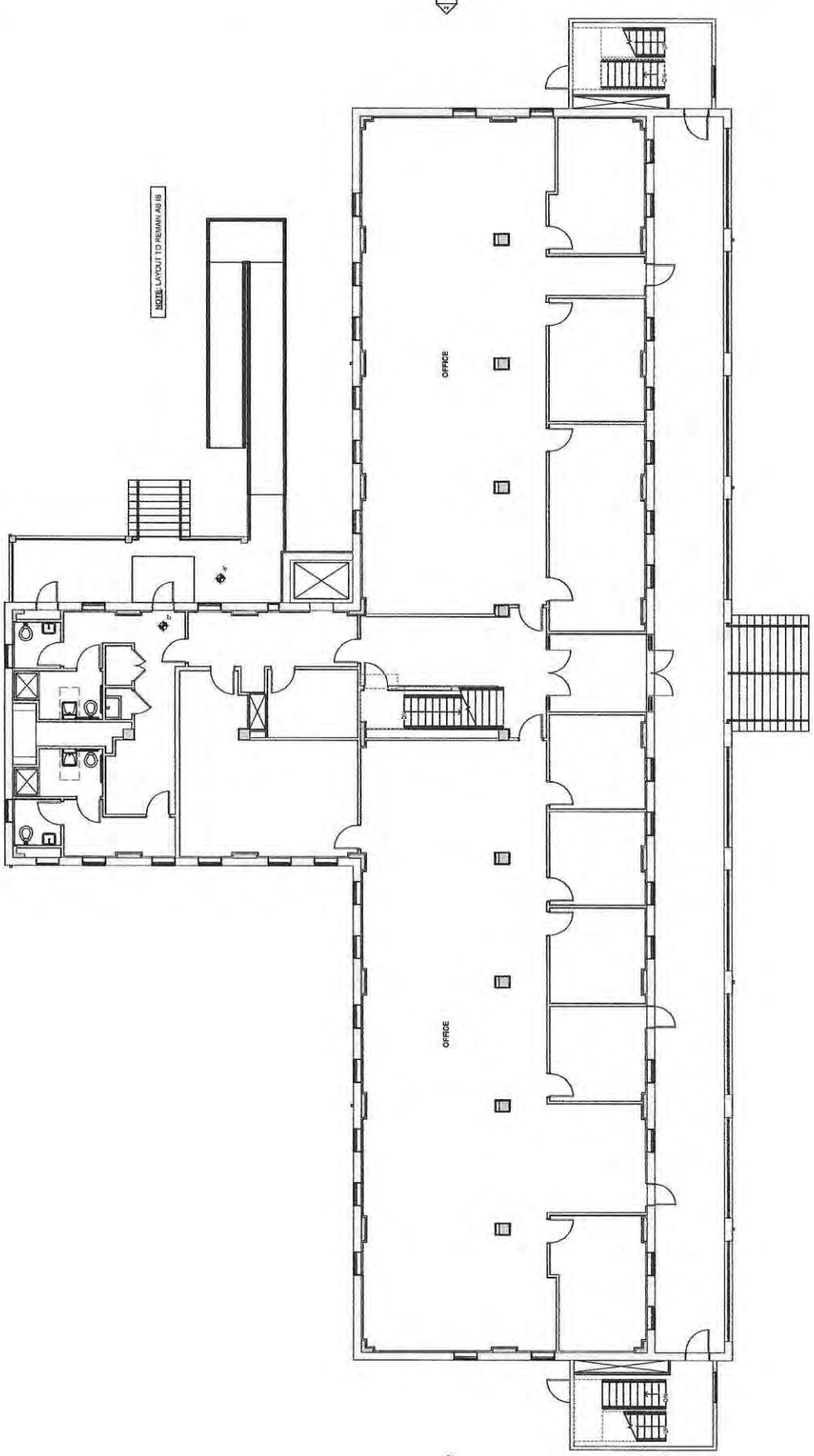
~ FORT MONMOUTH BARKER CIRCLE ~  
 BLDG 206 - OFFICE  
 FORT MONMOUTH  
 OCEANPORT, NJ



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/2013
2	ISSUED FOR CONSTRUCTION	08/14/2013
3	ISSUED FOR RECORD	08/14/2013

DATE	08/14/2013
BY	[Name]
CHECKED BY	[Name]
SCALE	AS SHOWN
TITLE	(206) FLOOR PLANS
PROJECT	FORT MONMOUTH BARKER CIRCLE
OWNER	[Name]

**A401**

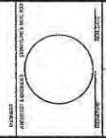




**WALL LEGEND**

	CORTADO WALL
	NEW WALL

**mode**  
 Monmouth County Design Experts  
 DANIEL A. COZZI, P.E., LEED AP  
 1000 STATE STREET  
 ASBURY PARK, NJ 07712  
 TEL: 732.960.1668  
 FAX: 732.960.1669  
 WWW.MODEDESIGN.COM

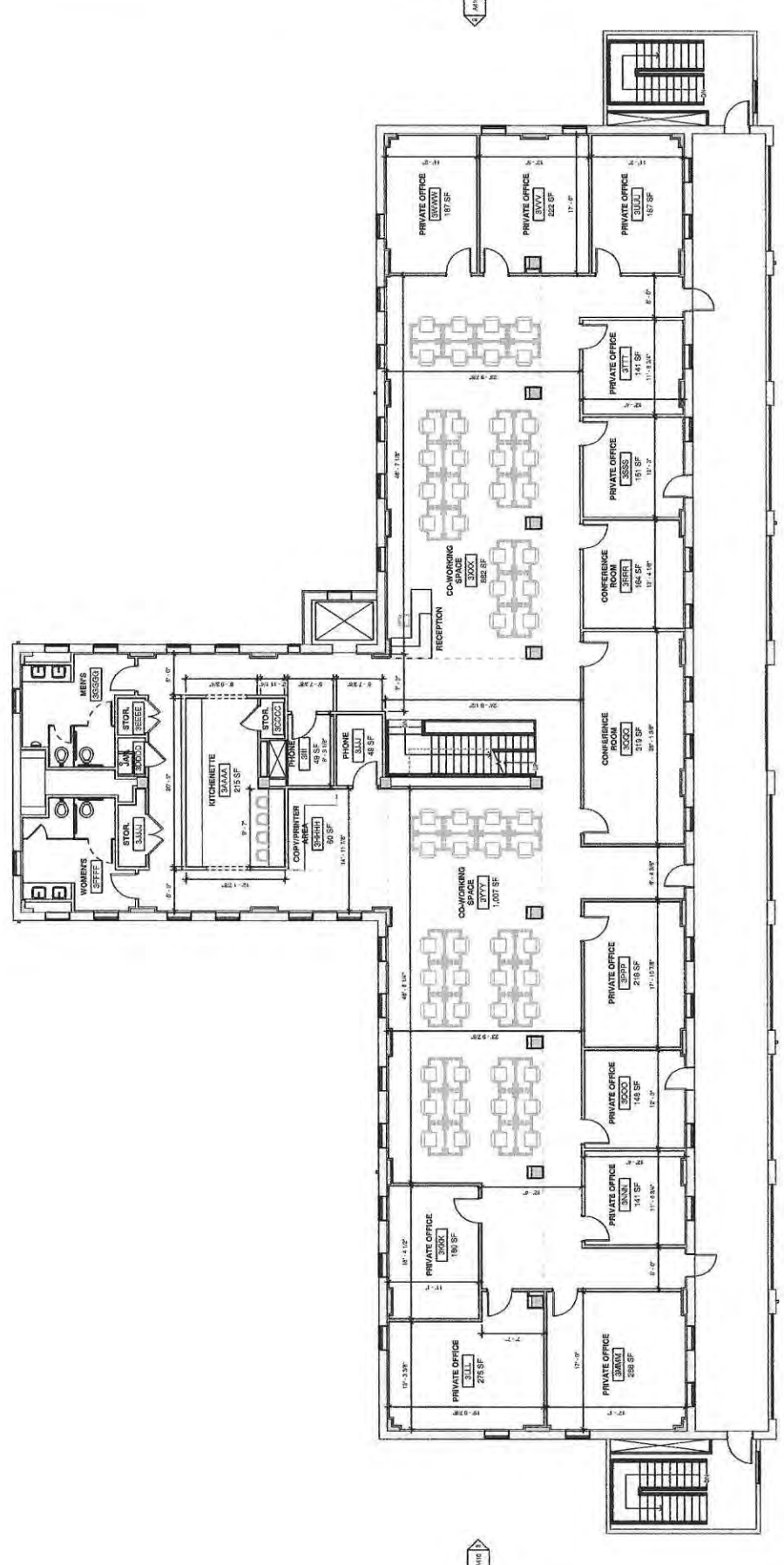


OWNER: **KEY PLAN**  
 LOCATION: **FORT MONMOUTH BLDG 206 - OFFICE**  
 PROJECT: **Fort Monmouth, NJ**

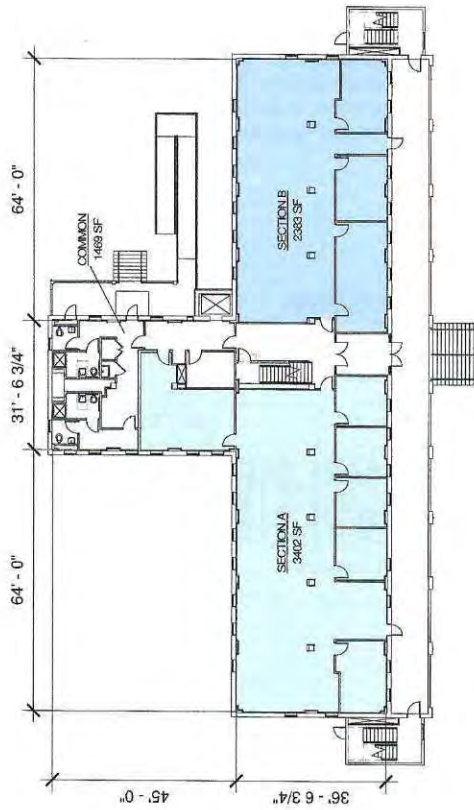


NO.	REVISIONS	DATE
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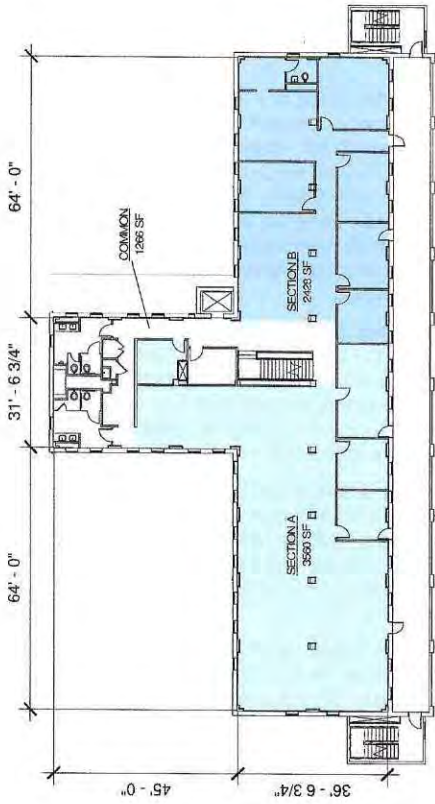
(206) FLOOR PLANS  
 A403



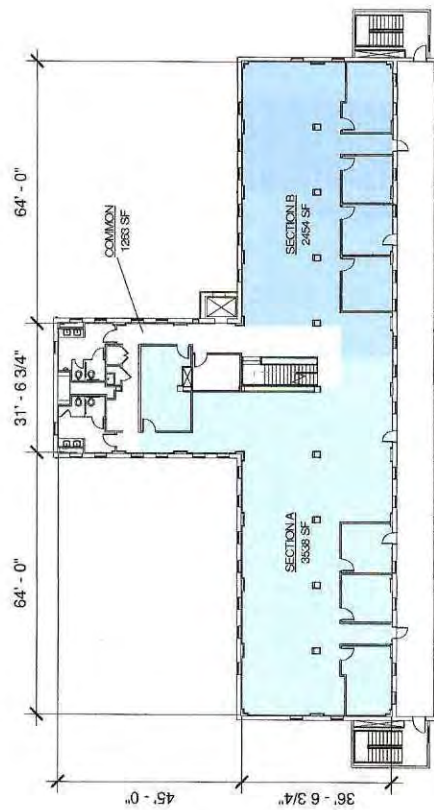
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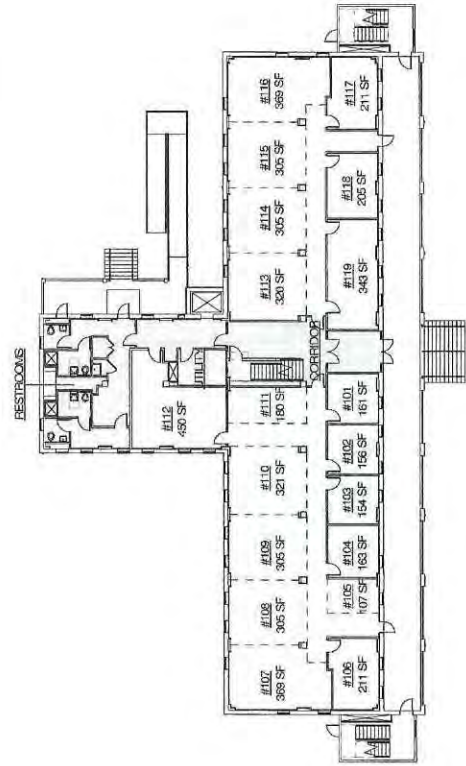
① 206 - 1ST FLOOR  
1" = 30'-0"



② 206 - 2ND FLOOR  
1" = 30'-0"



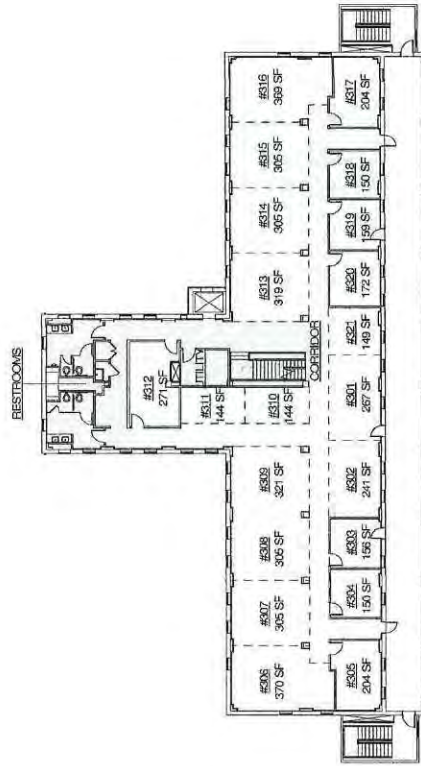
③ 206 - 3RD FLOOR  
1" = 30'-0"



1 206 - 1ST FLOOR  
1" = 30'-0"



2 206 - 2ND FLOOR  
1" = 30'-0"



3 206 - 3RD FLOOR  
1" = 30'-0"



## **\$850M Netflix studio approved**

What's next for Fort Monmouth location?

### **Dan Radel**

Asbury Park Press USA TODAY NETWORK – NEW JERSEY

OCEANPORT - Lights, camera, Netflix!

Netflix, which kept the Shore on pins and needles for 18 months over its plans, is buying Fort Monmouth's Mega Parcel for \$55 million to build a state-of-art production facility.

Two months ago, Netflix jumped protocol when it announced it was the chosen bid in a pool of several developers vying for the fort's Mega Parcel, a sprawling 300-acre parcel in parts of Eatontown and Oceanport.

On Wednesday, however, that was finally confirmed as the Fort Monmouth Economic Revitalization Authority voted to enter into a sales contract with the streaming giant to buy the Mega Parcel, what FMERA calls a Purchase and Sale & Redevelopment Agreement. In doing so, Netflix said it will invest upwards of \$850 million to create one of the largest production facilities in the world, one with 12 sound stages, ancillary production spaces and back lots, similar in size and scope to its New Mexico studios. It will use the studios to produce high quality TV series and films, including originals. Production will also occasionally go on location at scenic backdrops around the state.

On top of that, Netflix estimates it will generate between \$7.4 billion and \$8.9 billion in output over the next 20 years for production and construction. The value added to New Jersey's economy as a direct result of that activity during that same period would be between \$3.8 billion and \$4.6 billion, it estimates.

"This will be a key focal point for us and it will be our East Coast production hub," said Rajiv Dalal, Netflix's director of con-

tent & studio affairs.

Eatontown Mayor Anthony Talerico was very appreciative of the effort that went into putting the Mega Parcel together and selling it. "I look forward to the road ahead to bring this project to fruition," he said.

"This transformative investment will serve as a cornerstone in our efforts to create a thriving industry from whole cloth," said Gov. Phil Murphy in a news release issued after the approval. "As a result of nearly a billion dollars in film production spending, New Jersey will further solidify its status as an emerging national leader in the television and film industries.

"Additionally, Netflix's substantial direct investment will stimulate job creation and spark an entirely new ecosystem of housing, hotels, and ancillary businesses and services, bringing with it countless additional jobs and boosting the regional economy," Murphy said.

The New Jersey Economic Development Authority Wednesday said the annual report by the state's Film and Television Commission found that film and television production in New Jersey shattered all previous records in 2021, with the industry spending more than a half of a billion dollars in the state and creating more than 5,500 jobs. The industry bested its previous spending record by nearly \$80 million.

In total, New Jersey was home to 725 productions in 2021, including 68 feature films and 132 television series.

In April 2021, Murphy wrote a letter to major Hollywood studios like Disney, Warner Bros., and Netflix in an attempt to lure them away from Georgia after a fight over changes in voter registration laws there.

Murphy offered the companies competitive tax breaks as part of a \$14.5 billion economic incentive package that “makes the Garden State just as competitive as Georgia to attract film and television production businesses,” Murphy wrote in the letter.

Murphy touted the New Jersey Film and Digital Media Tax Credit program, which he signed into law in 2018 to encourage film and television studios and productions to choose New Jersey.

While Netflix’s ears were certainly piqued by the tax incentives Murphy dangled before it, in the end, one of the biggest selling points, was the land. Dalal said its not easy to find a “large swath of land” near a major metropolitan location such as New York City. Dalal said the company’s studios in Georgia, Toronto and Brooklyn will stay open even after the Fort Monmouth facility is built.

That and Dalal said Netflix was attracted to New Jersey’s workforce, which he says has top-notch crews and talent, and a vibrant creative sector that the company intends to tap into and further enrich.

During peak construction, Netflix spokespeople said they estimate the project will contribute as many as 3,500 jobs. Once the studio is fully operational, they conservatively estimate that Netflix production could contribute between 1,400 and 2,200 jobs annually.

In addition, Netflix expects there to be a considerable ripple effect as the production hub could spark private sector capital investment into adjacent industry infrastructure and businesses, including post-production and other digital facilities and services. The hub will spur larger industry investment in equipment, facilities and services, which should generate well-paying jobs.

There’s still a long road ahead before the streaming giant physically builds studios at the old fort. Netflix has an 18month window to complete its due diligence on the site before closing on the property.”

FMERA is the state agency in charge of redeveloping Fort Monmouth, which was shuttered by the U.S. Army in 2011. It has seen developers walk away from various properties at the fort during the due diligence period. Twice developers proposed plans for residential and commercial developments in the 80-acre Parcel B at the fort’s Route 35 entrance, but failed to close on the site.

Parcel B was then wrapped into Mega Parcel in 2021 — a move that appeared to be in anticipation of landing Netflix, which made headlines shortly thereafter in the summer of 2021 when it announced its intent to make an offer on the parcel.

The Mega Parcel was put put to public bid in June of this year.

The site is enormous and comes with many challenges, not the least of which is derelict buildings that will have to be knocked down. The Mega Parcel, though, is the largest FMERA has offered for sale since it began the process redeveloping the fort over a decade ago.

The property consists of several redevelopment districts and was appraised at \$55.4 million.

FMERA pitched the Mega Parcel as regional hub for one or more high-wage, high-growth sectors, including film and digital media, life sciences, information and high tech, clean energy and food and beverage as well as residential homes.

Dalal said Netflix will dedicate the entire site to the production facility. There are areas in the parcel, such as the parade grounds, that must remain open spaces, as was laid out in the fort’s reuse plan, which was drafted just prior to the fort’s closing. Dalal said their final site design will most likely go through several drafts before they settle on the final vision.

“We’re not 100% sure where everything is going to sit. But probably as you drive by you will be able to grab a glimpse of the letter ‘N’ on our sound stages” Dalal said, referring to Netflix’s logo and placement of the studios.

“We’re going to do the best we can to preserve monuments, flag grounds, parade grounds. There’s going to be some walking trails. It’s a really unique site,” he said.

*When Jersey Shore native Dan Radel is not reporting the news, you can find him in a college classroom where he is a history professor. Reach him @danielradelapp; 732-643-4072; [dradel@gannettnj.com](mailto:dradel@gannettnj.com).*

**NETFLIX**

**from page A1 to A10**



**An artistic rendering of the proposed Netflix Studios Fort Monmouth. PHOTOS PROVIDED BY NETFLIX**



**Netflix bought Fort Monmouth’s Mega Parcel for \$55 million.**

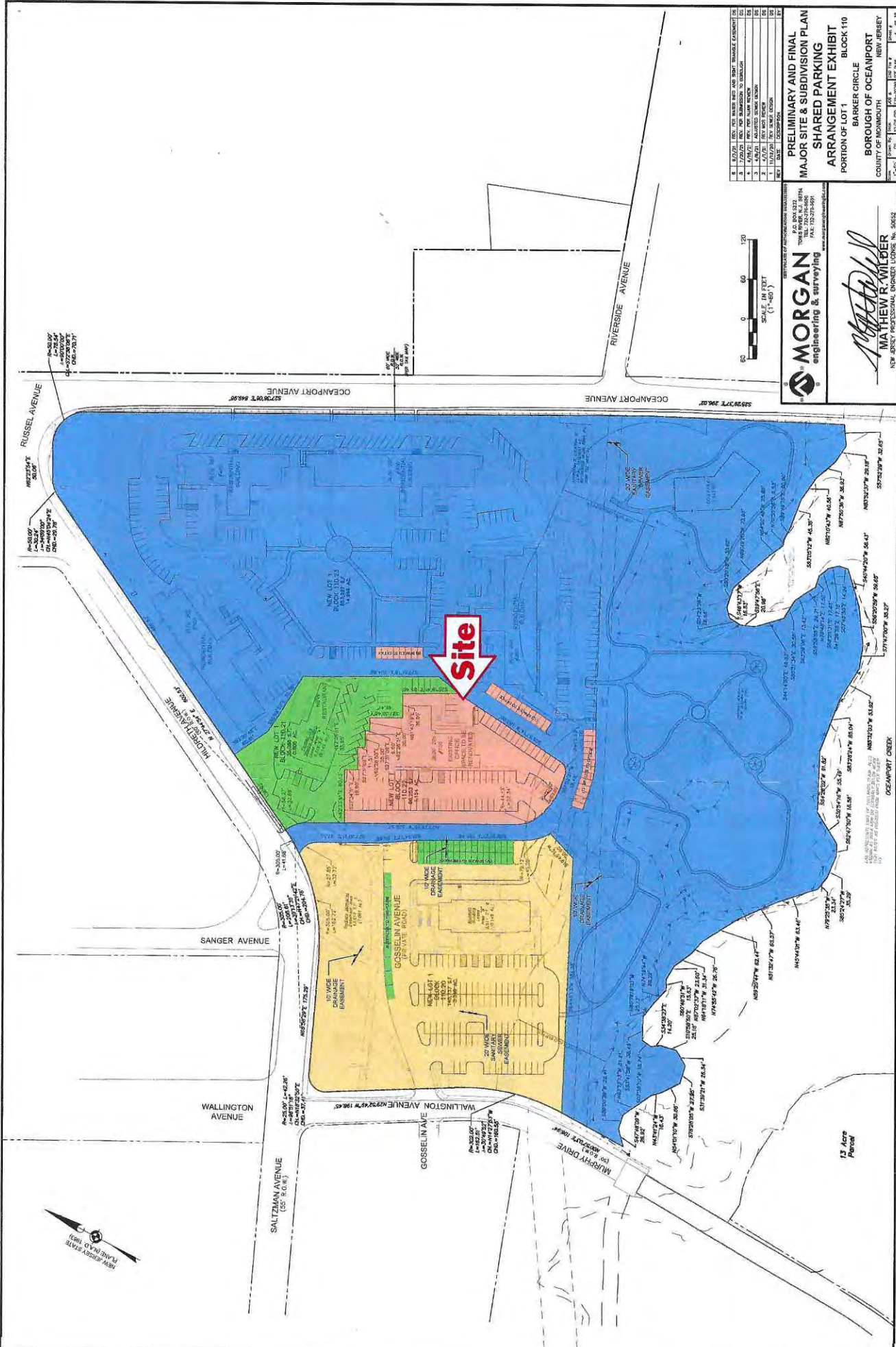


**The streaming company said it will invest upwards of \$850 million to make one of the largest facilities in the world.**

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 Powered by [TECNAVIA](#)

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1	1/2" = 10'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
2	1/4" = 5'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
3	1/8" = 2.5'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
4	1/16" = 1.25'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
5	1/32" = 0.625'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
6	1/64" = 0.3125'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
7	1/128" = 0.15625'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY
8	1/256" = 0.078125'	REV. FOR SHARED PARKING AND SHARED DRIVEWAY

PRELIMINARY AND FINAL  
 MAJOR SITE & SUBDIVISION PLAN  
 SHARED PARKING  
 ARRANGEMENT EXHIBIT  
 PORTION OF LOT 1  
 BLOCK 110  
 BARKER CIRCLE  
 BOROUGH OF OCEANPORT  
 COUNTY OF MONMOUTH  
 NEW JERSEY

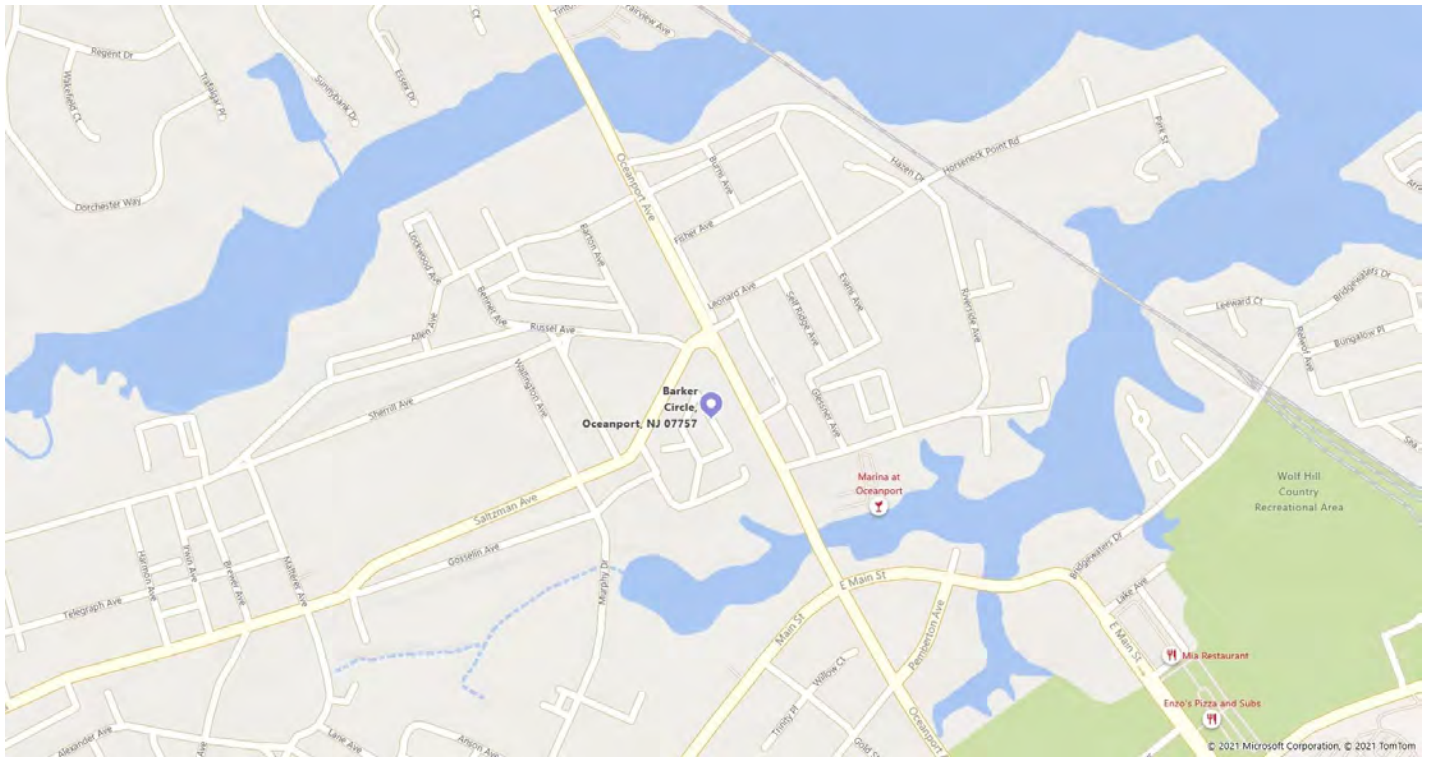
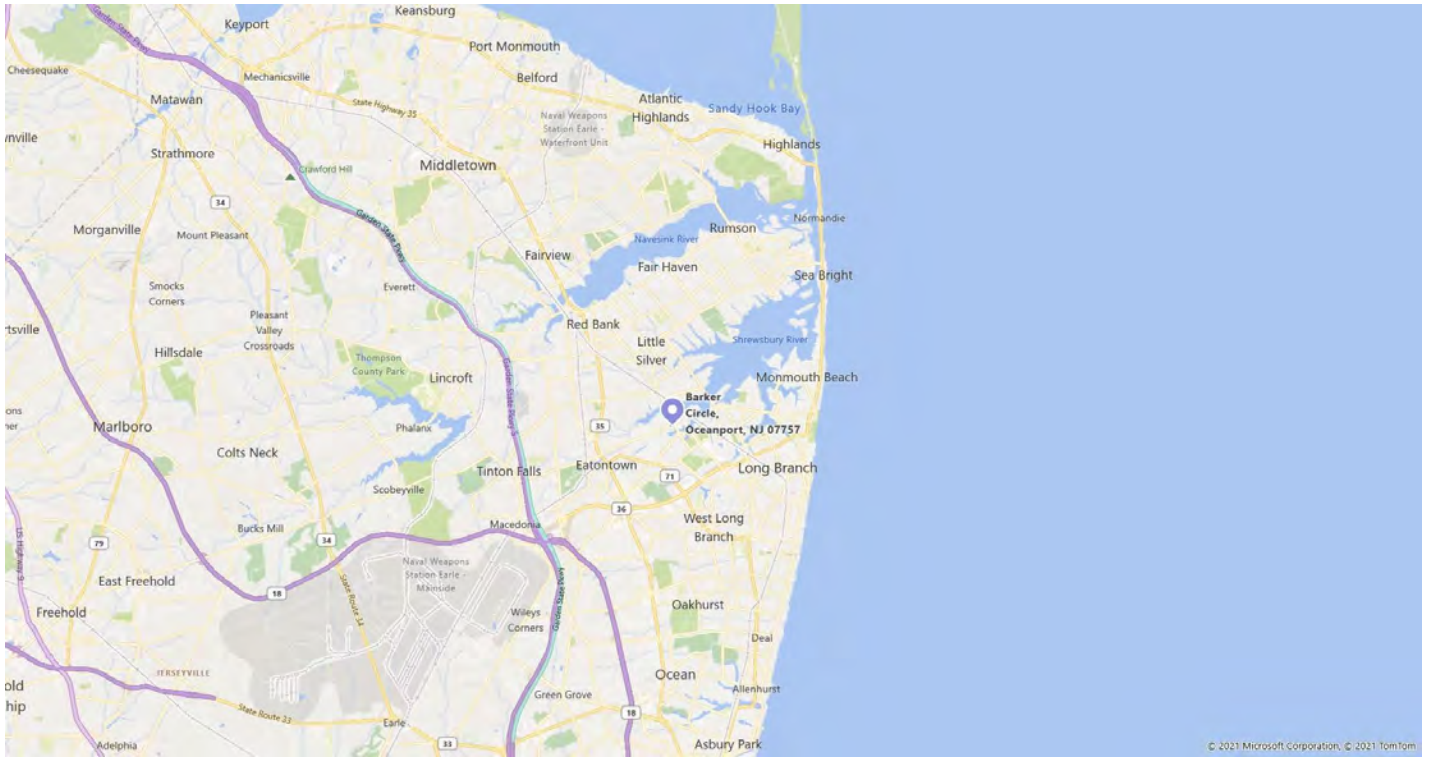
**MORGAN**  
 engineering & surveying

13 Acres Parcel

MA THEW R. WILDER  
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 58626



Partial Plat Book No. 10, Borough Office, Oceanport, New Jersey, 1998. Plat Book No. 10, Borough Office, Oceanport, New Jersey, 1998.





# Oceanport, NJ 07757-1117, Monmouth County

## POPULATION

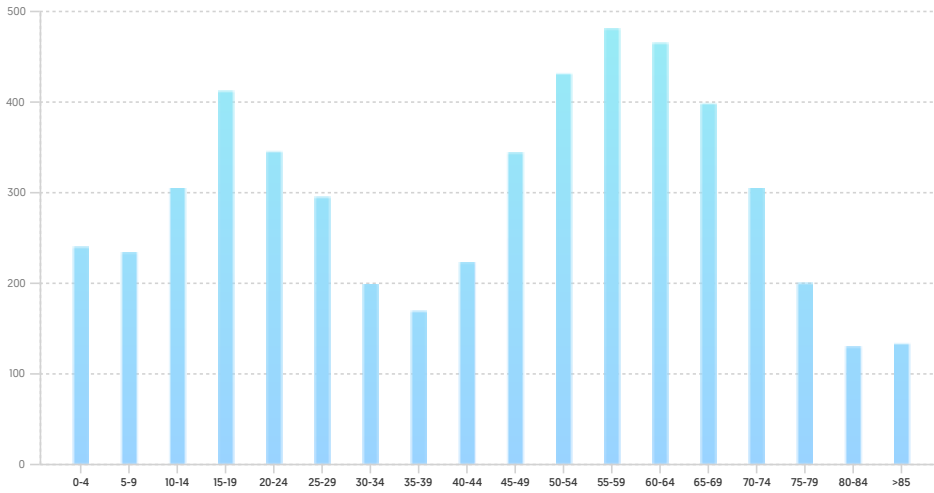
### SUMMARY

Estimated Population	<b>5,288</b>
Population Growth (since 2010)	<b>-1.3%</b>
Population Density (ppl / mile)	<b>2,127</b>
Median Age	<b>48.41</b>

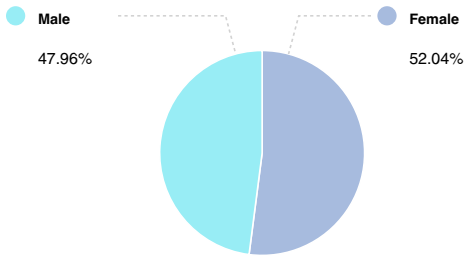
### HOUSEHOLD

Number of Households	<b>2,033</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>546</b>

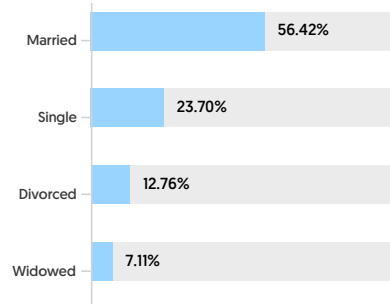
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

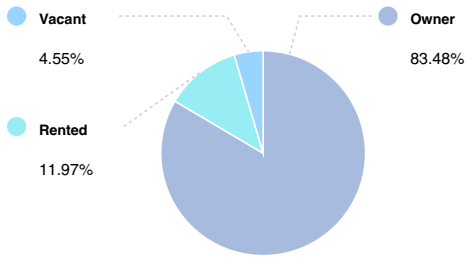
### SUMMARY

Median Home Sale Price	<b>\$475,000</b>
Median Year Built	<b>1962</b>

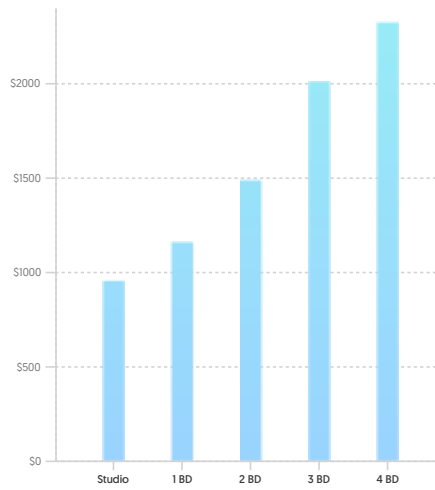
### STABILITY

Annual Residential Turnover	
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### OCCUPANCY



### FAIR MARKET RENTS (COUNTY)

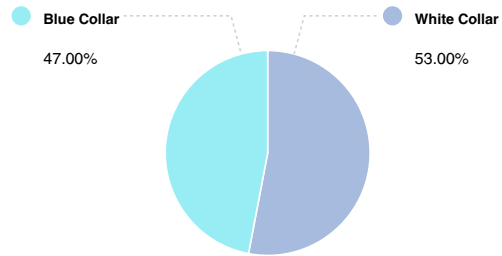


### QUALITY OF LIFE

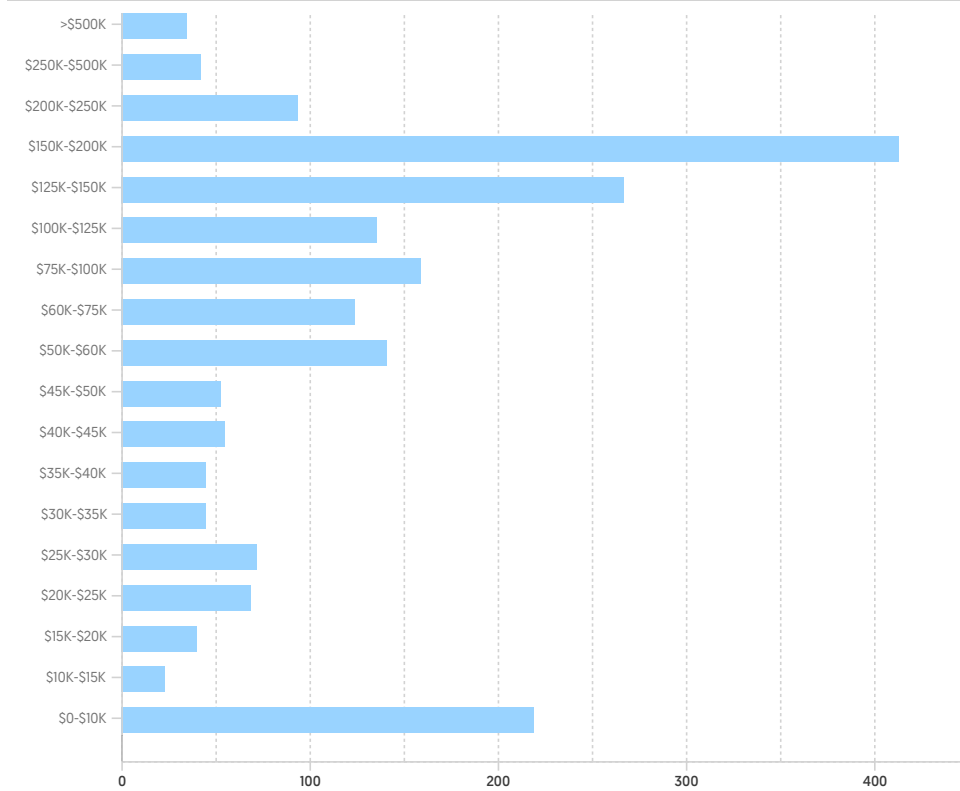
#### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	20
Mining	
Construction	350
Manufacturing	132
Transportation and Communications	206
Wholesale Trade	41
Retail Trade	135
Finance, Insurance and Real Estate	28
Services	84
Public Administration	245
Unclassified	21

#### WORKFORCE



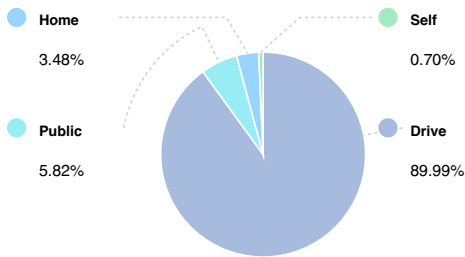
## HOUSEHOLD INCOME



Average Household Income **\$120,127**

Average Per Capita Income **\$46,187**

## COMMUTE METHOD



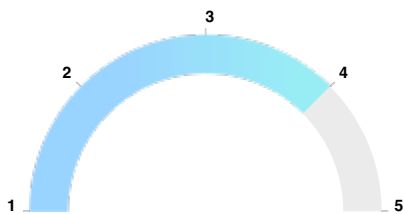
Median Travel Time

## WEATHER

January High Temp (avg °F)	40.6
January Low Temp (avg °F)	22.8
July High Temp (avg °F)	82.6
July Low Temp (avg °F)	65.5
Annual Precipitation (inches)	48.63

## EDUCATION

### EDUCATIONAL CLIMATE INDEX (1)



### HIGHEST LEVEL ATTAINED

Less than 9th grade	127
Some High School	43
High School Graduate	896
Some College	592
Associate Degree	282
Bachelor's Degree	1,155
Graduate Degree	664

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

## SCHOOLS

RADIUS: 1 MILE(S)

### PUBLIC - ELEMENTARY

Oceanport Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Wolf Hill Elementary School	0.43	Pre-K-4th	346	15	5

Oceanport Borough School District	Community Rating (2)
Wolf Hill Elementary School	

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

(3) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

<b>LOCAL BUSINESSES</b>	<b>RADIUS: 1 MILE(S)</b>
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**EATING - DRINKING**

	Address	Phone #	Distance	Description
Marina At Oceanport	10 Riverside Ave	(848) 456-4396	0.18	Restaurants - Bistro
Circle K	275 E Main St	(732) 542-9599	0.31	Convenience Stores
Mia Modern-Traditional Italian	249 E Main St	(732) 935-0088	0.47	Restaurants - Italian
Mia Restaurant	249 E Main St	(732) 483-6058	0.47	Restaurants - Italian
Blu Grotto	200 Port Au Peck Ave	(732) 571-7900	0.75	Restaurants
Odell Family Practice LLC	1000 Sanger Ave # 210	(732) 460-1313	0.79	Vitamins
Crescent Place Cafe	2 Crescent Pl	(732) 000-1111	0.84	Restaurants
Luigis Famous Pizza	86 Oceanport Ave	(732) 758-0222	0.85	Pizza
Hoffmans Ice Cream & Yogurt	78 Oceanport Ave	(732) 530-3773	0.86	Restaurants
Ye Olde Pie Shoppe	74 Oceanport Ave	(732) 530-3337	0.86	Bakers - Retail

**SHOPPING**

	Address	Phone #	Distance	Description
Oceanport Liquor License LLC	10 Riverside Ave	(848) 456-4396	0.18	Liquors - Retail
Bark Avenue Spa & Boutique	2 Bridgewaters Dr	(732) 544-0600	0.27	Pet Shops
Oceanport Pharmacy	271 E Main St	(732) 542-8607	0.33	Pharmacies - Independent Drug Store
Callan Salvage & Appraisal Co	7 Dwyane St	(732) 542-0366	0.37	Salvage And Surplus Merchandise
Monster Blinds	108 Main St # A	(609) 848-9573	0.45	Venetian Blinds - Retail
Bcm Irrigation	1237 Eatontown Blvd	(732) 542-5572	0.54	Home And Garden
Elmo's Closet Inc	28 Rivers Edge Dr	(732) 933-1203	0.78	Pet Shops
Louis J Weinstein Inc	6 Fairview Ave	(732) 741-0091	0.84	Carpet And Rug Dealers - New
Decenzo Designs	2 Fairview Ave	(732) 842-7393	0.87	Home Improvements
Dog Spaw	333 Silverside Ave	(732) 747-9744	0.87	Pet Supplies And Foods - Retail