

COMING SPRING 2027



CONCEPT SITE PLAN · SUBJECT TO CHANGE

NEW FLEX DEVELOPMENT · PRE-LEASING NOW · HAMILTON, OHIO

Carlisle Road Office Park

Four-Unit Flex Warehouse Park · Up to 12,000 SF Per Building · Carlisle Rd
Adjacent to Lowe's and Aldi · Hamilton, OH



A PROUD PARTNERSHIP BETWEEN
DWYER COMMERCIAL REAL ESTATE & GRIDIRON COMPANIES

48,000

Total SF

4

SEPARATE BUILDINGS

12,000

SF PER BUILDING

Spring 2027

TARGETED DELIVERY



VIEW ALL LISTINGS
dwyercre.com

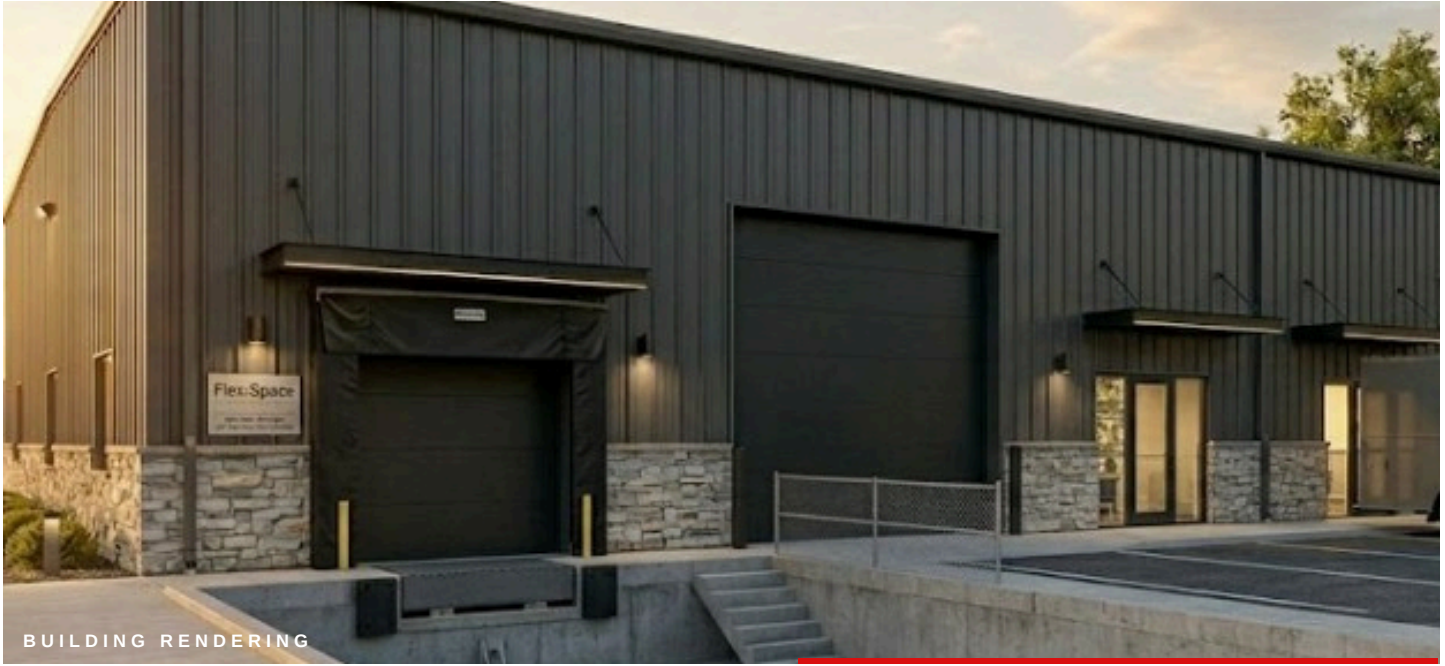
02 · THE DEVELOPMENT

The Development

New-Construction Flex Space, Built for Your Business

Carlisle Road Flex Park is a brand-new, ground-up flex development bringing four separate business office / light warehousing buildings. Sitting on 4.01± acre site at Carlisle Road and Main Street (US-177) in Hamilton, OH

Each building measures 75' × 160', offering up to 12,000± SF of flexible space



BUILDING RENDERING

4

Separate Buildings · Single or Multi-Tenant

75' × 160'

Building Footprint · Up to 12,000 SF Each

SPRING 2027

Targeted Delivery · Pre-Leasing Now

BUILDING	FOOTPRINT	AVAILABLE SF	STATUS
Building 1	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 2	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 3	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 4	75' × 160'	Up to 12,000± SF	Pre-Leasing
Total Park	4 Buildings	48,000± SF	Spring 2027 Delivery

DEVELOPMENT HIGHLIGHTS

- Brand-new ground-up construction
- Flex office / light warehousing design
- Buildings divisible to suit tenant needs
- Dedicated parking fields at each building
- Early tenants can influence build-out & finishes
- Professionally landscaped 4.01± acre campus

03 · SITE PLAN & LOCATION

Site Plan & Location



- 2 Lowe's Home Improvement
- 3 Raising Cane's
- 4 AMC Classic Hamilton 8
- 6 Kroger
- 7 ALDI
- 8 Buffalo Wild Wings
- 10 Sonic Drive-In
- 11 Shooters Sports Grill
- 12 Tractor Supply Co

CONCEPT SITE PLAN — GRIDIRON CONSTRUCTION, 2026. PRELIMINARY AND SUBJECT TO CHANGE.

The park sits on a 4.01± acre site on the Carlisle Road / Maint Street (US- 177) corridor in Hamilton, the route that connects the city with Oxford and Miami University. The location offers Hamilton-proper addresses and labor access while keeping tenants minutes from the city's growing core and the broader Butler County market.

The concept plan organizes the four buildings around a central drive with dedicated parking fields serving each building, professional landscaping along the perimeter, and an on-site retention basin — a clean, campus-style layout that presents well for customer-facing flex users.

4.01± AC
TOTAL SITE AREA

US-177
Main Street CORRIDOR

HAMILTON
CITYOFHAMILTON, BUTLER COUNTY

04 · THE TEAM

Development & Leasing Team

developed and built by Gridiron Companies of Mason, Ohio — a firm with more than 20 years of concrete construction, land development, and general contracting experience across the Tri-State, including the development and management of the Mason Business Parks. With targeted delivery in Fall 2026, tenants who commit early can influence suite layout, office build-out, and finishes. Pre-leasing is underway now.

Matt Morris

VICE PRESIDENT, REALTOR

A native Cincinnati, Matt began his real estate career alongside his father at Morris Appraisal Service. With a background spanning real estate appraisal, mortgage lending, and banking, Matt brings a multi-disciplinary analytical perspective to every assignment.

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Brian Engel

REALTOR

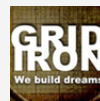
Brian brings hands-on experience in property ownership and management alongside extensive industrial and manufacturing knowledge from his background in the powder coating industry. His owner-operator perspective delivers practical, real-world advisory to flex and industrial users.

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DWYER COMMERCIAL REAL ESTATE, LLC EXCLUSIVE LEASING & ADVISORY

Trusted advisors since 1996, serving owners, investors, and occupiers throughout Greater Cincinnati, Northern Kentucky, and Southeastern Indiana. Excellence through integrity.

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GRIDIRON COMPANIES DEVELOPMENT & CONSTRUCTION · "WE BUILD DREAMS"

For more than 20 years, Gridiron Companies has turned visions into reality across the Tri-State, specializing in concrete construction, land development, and general contracting — including the development and management of the Mason Business Parks. Gridiron brings Carlisle Road Office Park to life from concept through delivery.

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