

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

Carlisle Road Office Park

Four-Building Flex Warehouse & Office Park · Up to 12,000 SF Per Building · Carlisle Rd at Hamilton-Richmond Rd · Hamilton, OH



A PROUD PARTNERSHIP BETWEEN
DWYER COMMERCIAL REAL ESTATE & GRIDIRON COMPANIES

<p>48,000</p> <p>TOTAL PARK SF</p>	<p>4</p> <p>SEPARATE BUILDINGS</p>	<p>12,000</p> <p>SF PER BUILDING</p>	<p>FALL '26</p> <p>TARGETED DELIVERY</p>
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02 · THE DEVELOPMENT

The Development

New-Construction Flex Space, Built for Your Business

Carlisle Road Office Park is a brand-new, ground-up flex development bringing four separate business office / light warehousing buildings to a 4.01± acre site at Carlisle Road and Hamilton-Richmond Road (US-27) in Hamilton, Ohio. Each building measures 75' × 160', offering up to 12,000± SF of flexible space.

Designed for the modern flex user, each building can accommodate a single tenant taking the full 12,000 SF or be demised into smaller office/warehouse suites — ideal for contractors, service businesses, light assembly, distribution, showroom, and professional office users seeking new construction with dedicated parking at their door.

The park is 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.



4
Separate Buildings · Single or Multi-Tenant

75' × 160'
Building Footprint · Up to 12,000 SF Each

FALL 2026
Targeted Delivery · Pre-Leasing Now

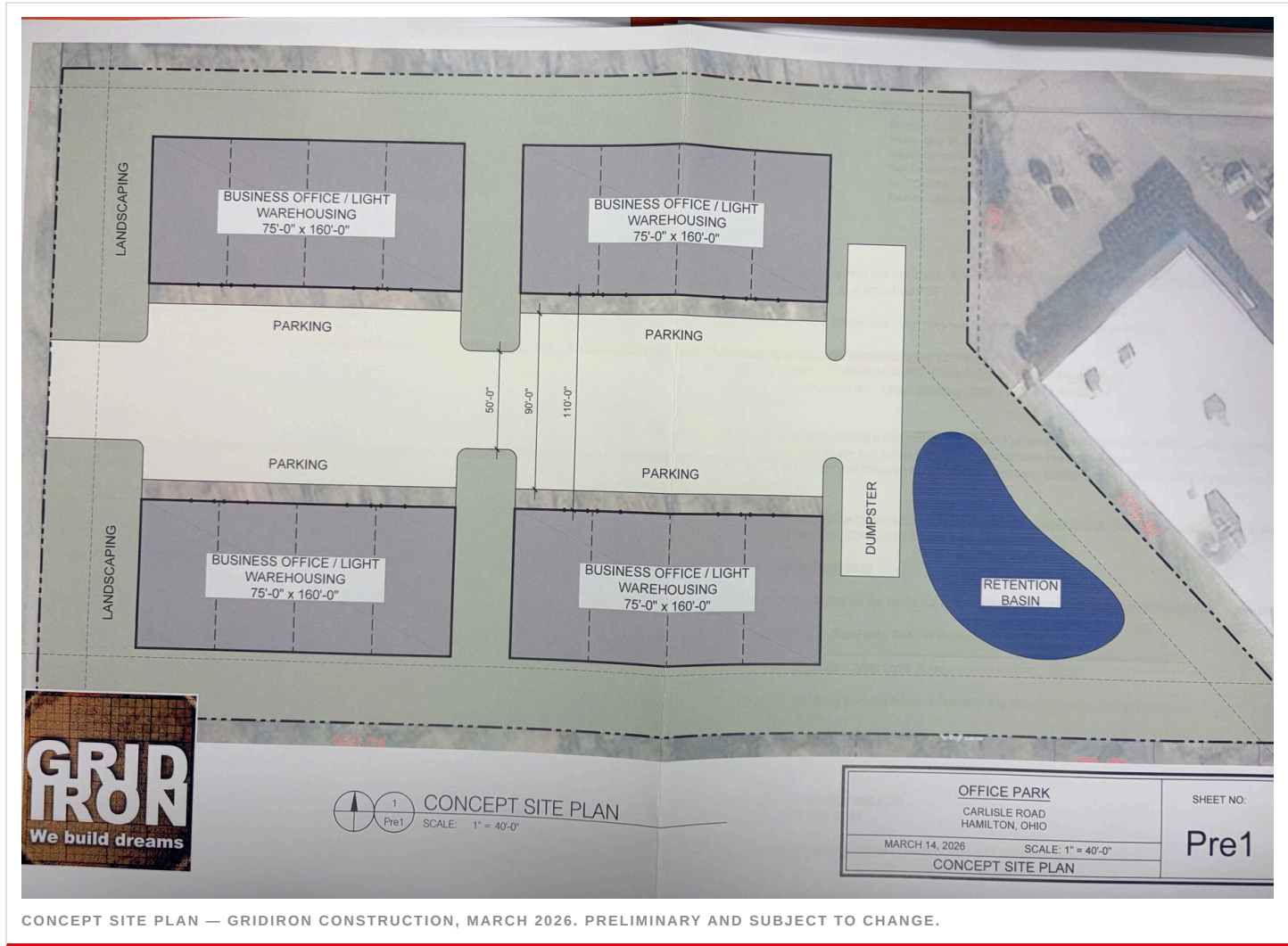
BUILDING	FOOTPRINT	AVAILABLE SF	STATUS
Building 1	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 2	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 3	75' × 160'	Up to 12,000± SF	Pre-Leasing
Building 4	75' × 160'	Up to 12,000± SF	Pre-Leasing
Total Park	4 Buildings	48,000± SF	Fall 2026 Delivery

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



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

The park sits on a 4.01± acre site on the Carlisle Road / Hamilton-Richmond Road (US-27) 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-27

HAMILTON-RICHMOND RD CORRIDOR

HAMILTON

CITY OF HAMILTON, BUTLER COUNTY

04 · THE TEAM

Development & Leasing Team



HEADSHOT · MATT MORRIS

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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HEADSHOT · BRIAN ENGEL

Brian Engel

REALTOR, INVESTOR

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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