

LAND FOR SALE

CARLISLE BUSINESS PARK – 44 ACRES OF RAIL-SERVED, SUBDIVIDABLE INDUSTRIAL LAND

BUSINESS PARKWAY, CARLISLE, OH 45005



COMMUNITY PARTNERS



KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



COMMUNITY PARTNERS

Each Office Independently Owned and Operated

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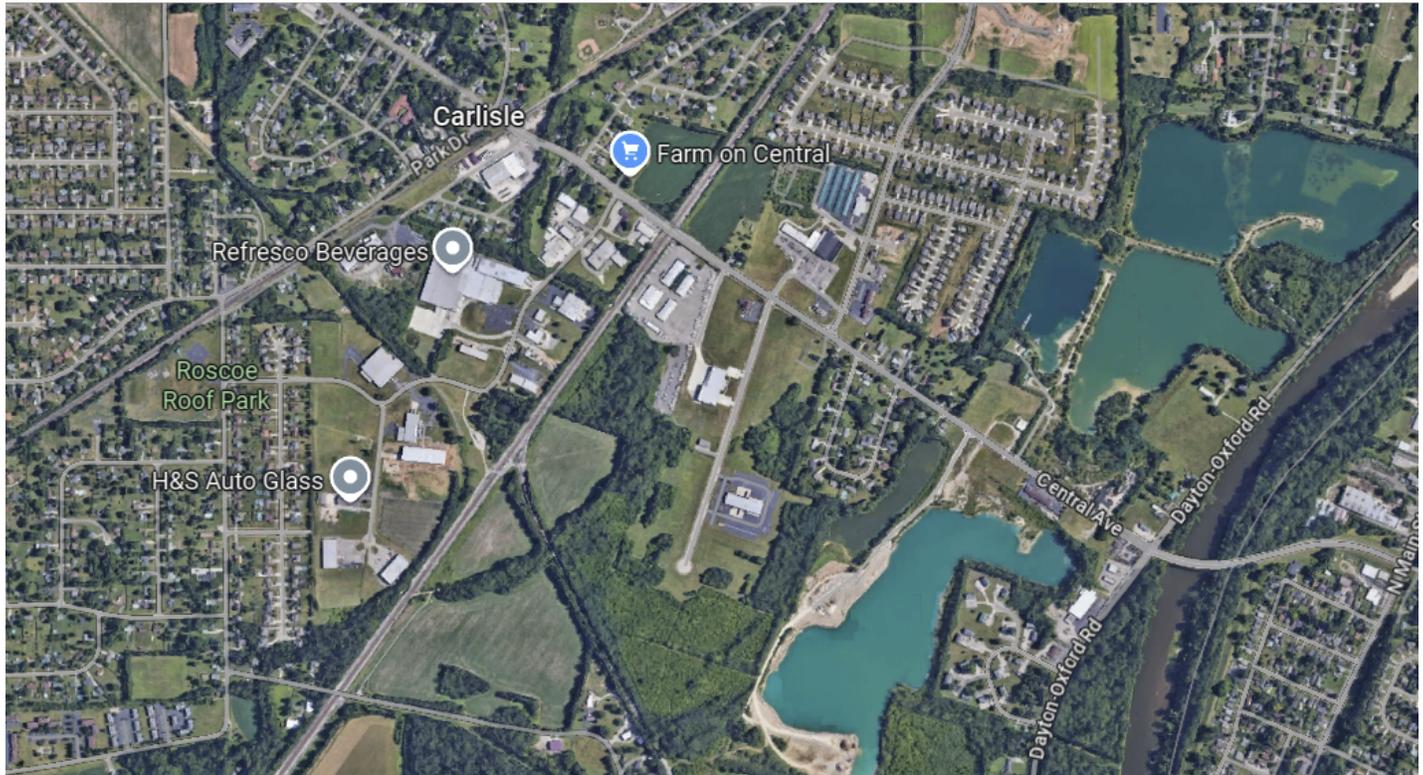
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PROPERTY SUMMARY

BUSINESS PARKWAY



Property Summary

Lot Size:	44 Acres
Price:	\$2,640,000
Zoning:	M-1 Industrial Zoning

Property Overview

44 -acre, subdividable industrial site with full utility access and M-1 zoning Rail-served via Norfolk Southern and just 3.68 miles from I-75 Electric (2 MW+), gas, water, sewer, and fiber all available at site boundaries 30 miles to Dayton International Airport, 48 miles to Cincinnati/Northern Kentucky International Airport Eligible for Port Authority incentives including sales tax abatements and tax-exempt financing

Location Overview

Carlisle Business Park is located in Warren County, Ohio—one of the state’s fastest-growing and most pro-business regions. Just 1.75 miles from Interstate 75 and within an hour’s drive of both Dayton International Airport and Cincinnati/Northern Kentucky International Airport (CVG), the park sits in the heart of the Dayton–Cincinnati logistics corridor with direct access to Norfolk Southern rail. A skilled workforce of over 300,000 is located within a 45-minute drive, supported by nearby institutions such as Sinclair Community College, the University of Dayton, Cincinnati State, and the University of Cincinnati. With over 60% of the U.S. population reachable within a one-day drive, Carlisle is built for logistical advantage and long-term business growth.

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PROPERTY DESCRIPTION

BUSINESS PARKWAY



Carlisle Business Park—39 Acres of Rail-Served, Subdividable

Carlisle Business Park presents an exceptional opportunity to locate in a municipally owned, infrastructure-ready industrial setting in southwest Ohio. The site offers 44 acres zoned M-1 Industrial, with the flexibility to subdivide based on user requirements. It features direct rail access via Norfolk Southern and is competitively priced at \$60,000 per acre. All major utilities are on site, including a 12.47kV electric line with 2 MW of excess capacity (scalable to 100 MW), a 4-inch natural gas main with 25,396 MCF/year available, 8-inch water and sewer lines with ample capacity, and high-speed fiber from AT&T with AltaFiber expansion underway.

The park's flat topography, sandy/gravel soil, and minimal environmental encumbrances make it ideal for phased construction and a variety of end users, including light manufacturing, distribution, logistics, and non-intensive tech operations. As a city-owned asset, the property qualifies for strong local incentives and Port Authority financing tools, including sales tax abatements on construction materials, conduit and tax-exempt financing, and expedited permitting. Carlisle Business Park offers scalable infrastructure, flexible lot configurations, and strong public-private support for companies seeking speed-to-market and long-term success.

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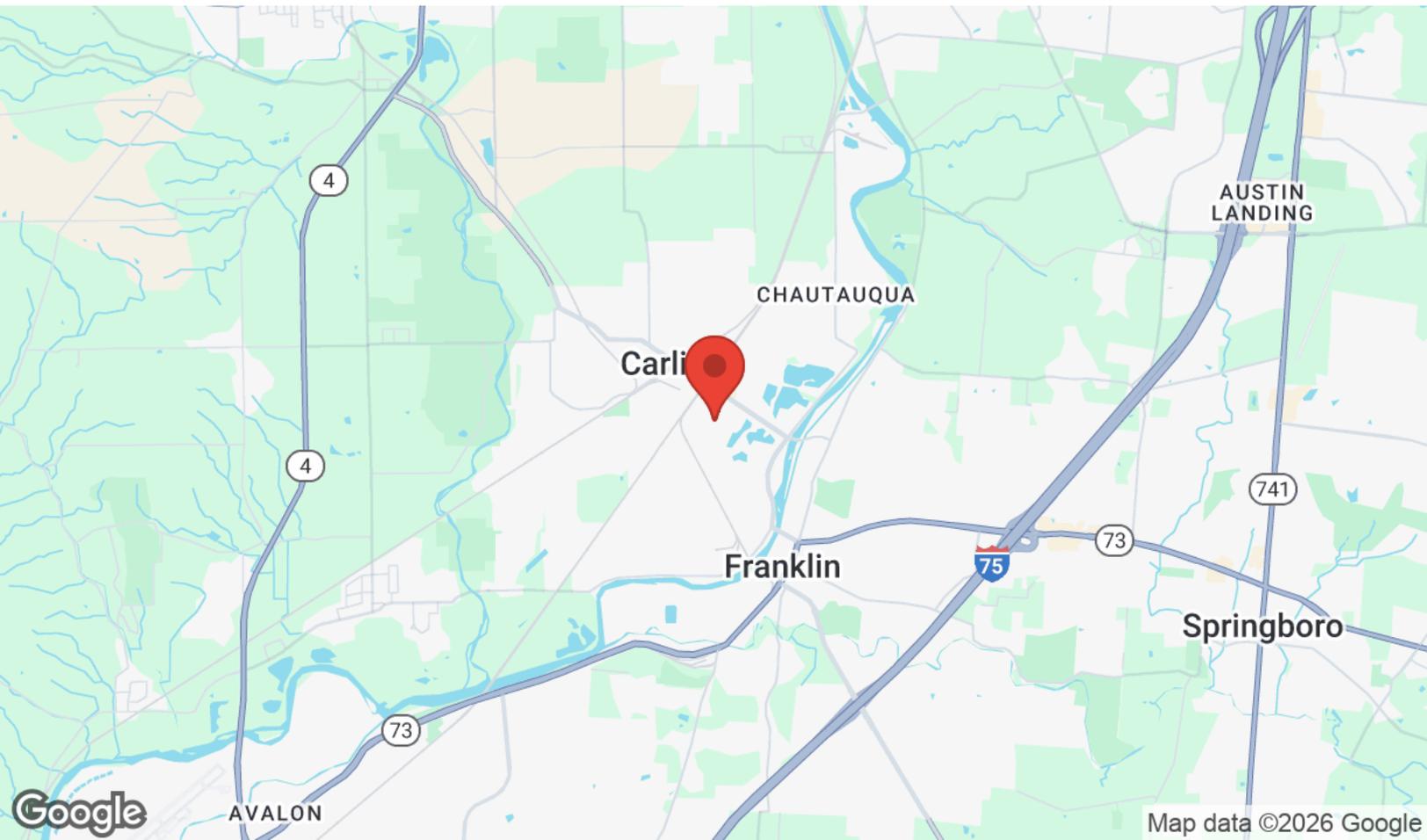
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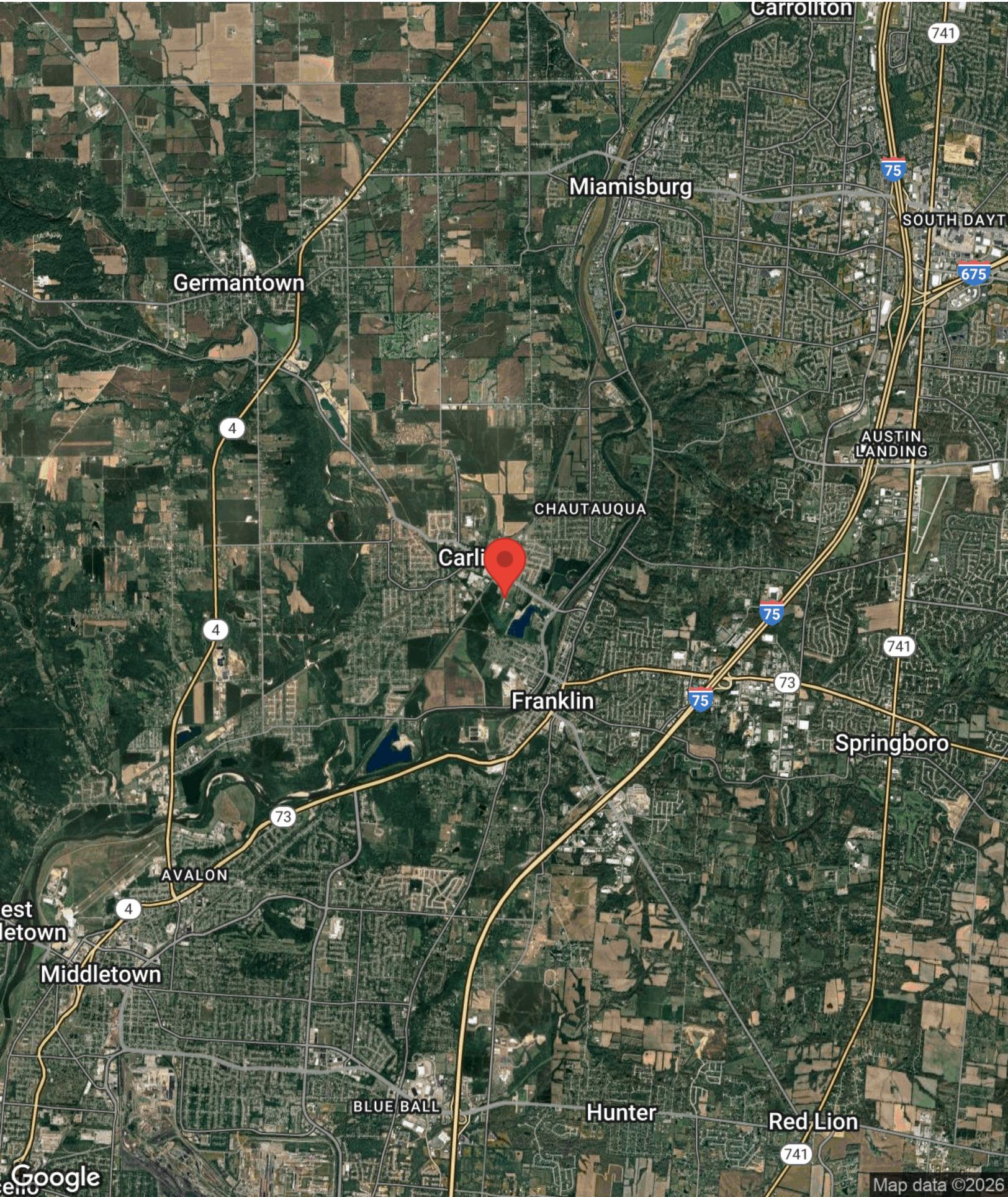
LOCATION MAPS

BUSINESS PARKWAY



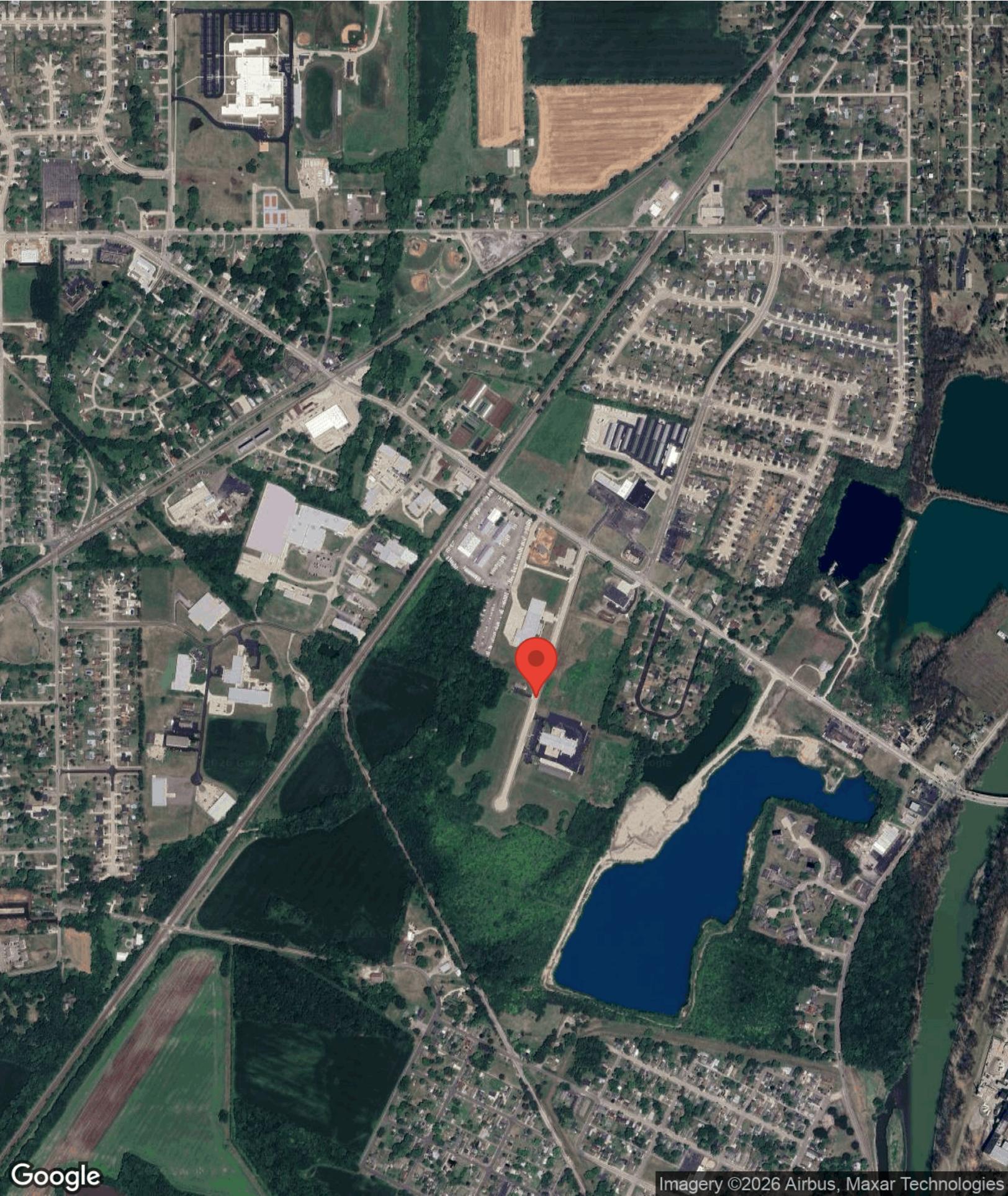
REGIONAL MAP

BUSINESS PARKWAY



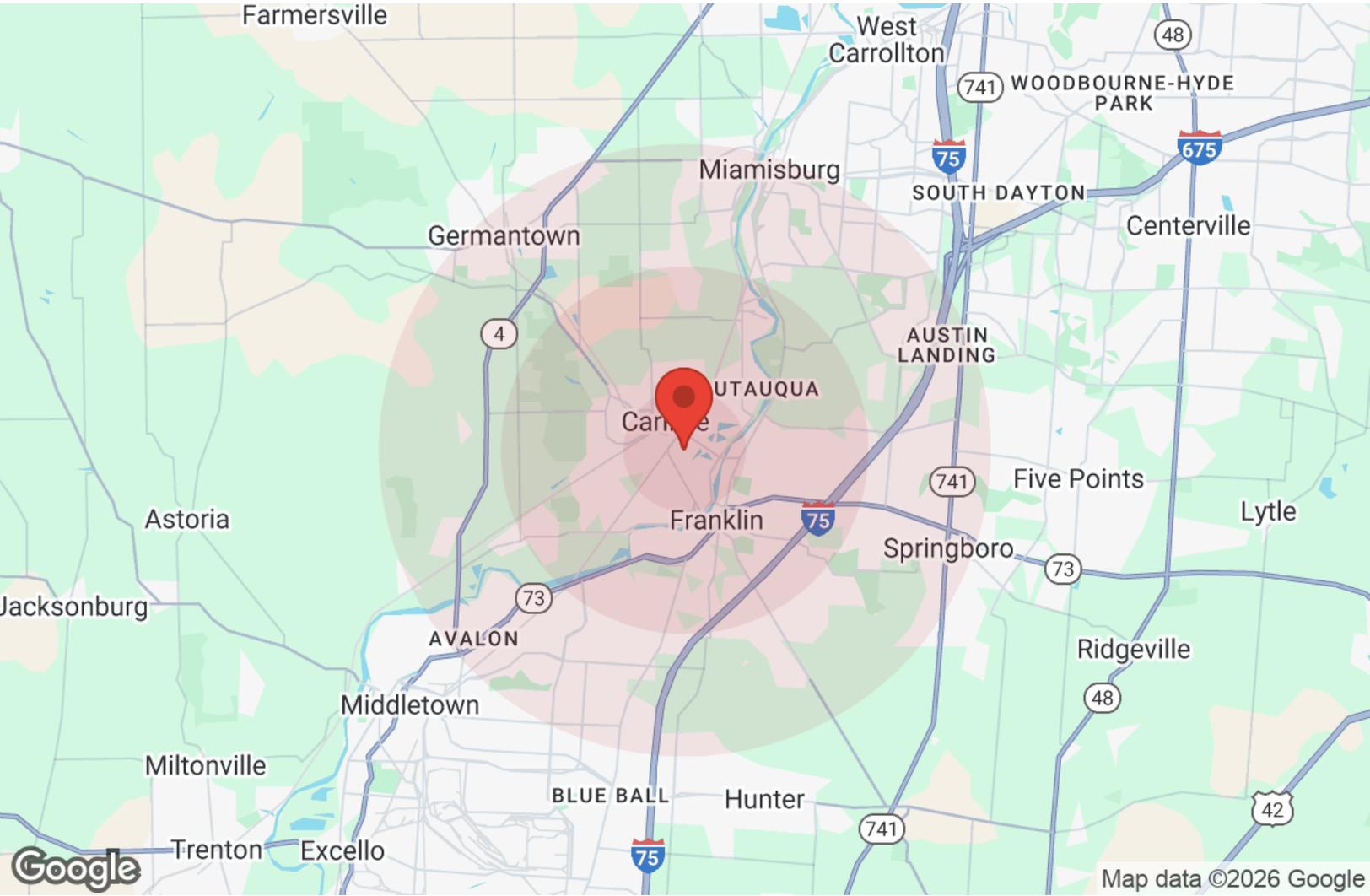
AERIAL MAP

BUSINESS PARKWAY



DEMOGRAPHICS

BUSINESS PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	2,396	12,374	37,919
Female	2,382	12,632	38,812
Total Population	4,778	25,006	76,731

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	798	4,429	13,663
Ages 15-24	627	3,182	9,399
Ages 25-54	1,707	8,856	27,260
Ages 55-64	658	3,479	10,279
Ages 65+	989	5,059	16,129

Race	1 Mile	3 Miles	5 Miles
White	4,467	22,820	66,510
Black	84	678	4,013
Am In/AK Nat	7	30	61
Hawaiian	N/A	3	8
Hispanic	81	558	2,501
Asian	43	325	1,565
Multi-Racial	88	570	2,010
Other	8	25	61

Income	1 Mile	3 Miles	5 Miles
Median	\$60,422	\$69,547	\$81,511
< \$15,000	223	904	1,911
\$15,000-\$24,999	150	689	1,708
\$25,000-\$34,999	143	661	1,872
\$35,000-\$49,999	294	1,289	3,339
\$50,000-\$74,999	360	1,852	5,549
\$75,000-\$99,999	204	1,479	4,325
\$100,000-\$149,999	401	1,891	6,637
\$150,000-\$199,999	121	883	3,114
> \$200,000	93	479	2,558

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,052	10,446	32,568
Occupied	1,987	10,127	31,016
Owner Occupied	1,324	6,852	21,995
Renter Occupied	663	3,275	9,021
Vacant	65	319	1,552

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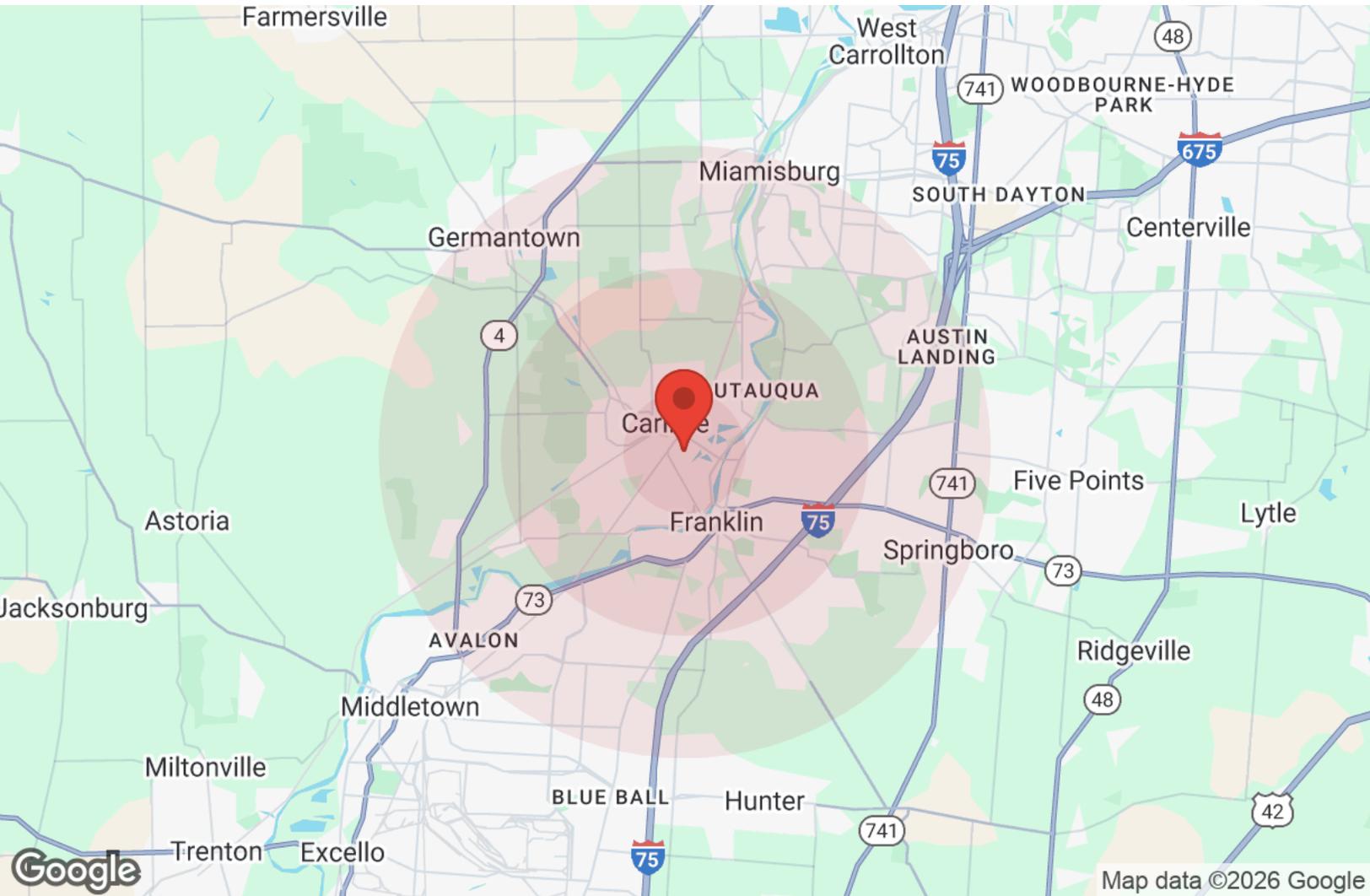
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DETAILED DEMOGRAPHICS

BUSINESS PARKWAY



	1 Mile	3 Miles	5 Miles
Population			
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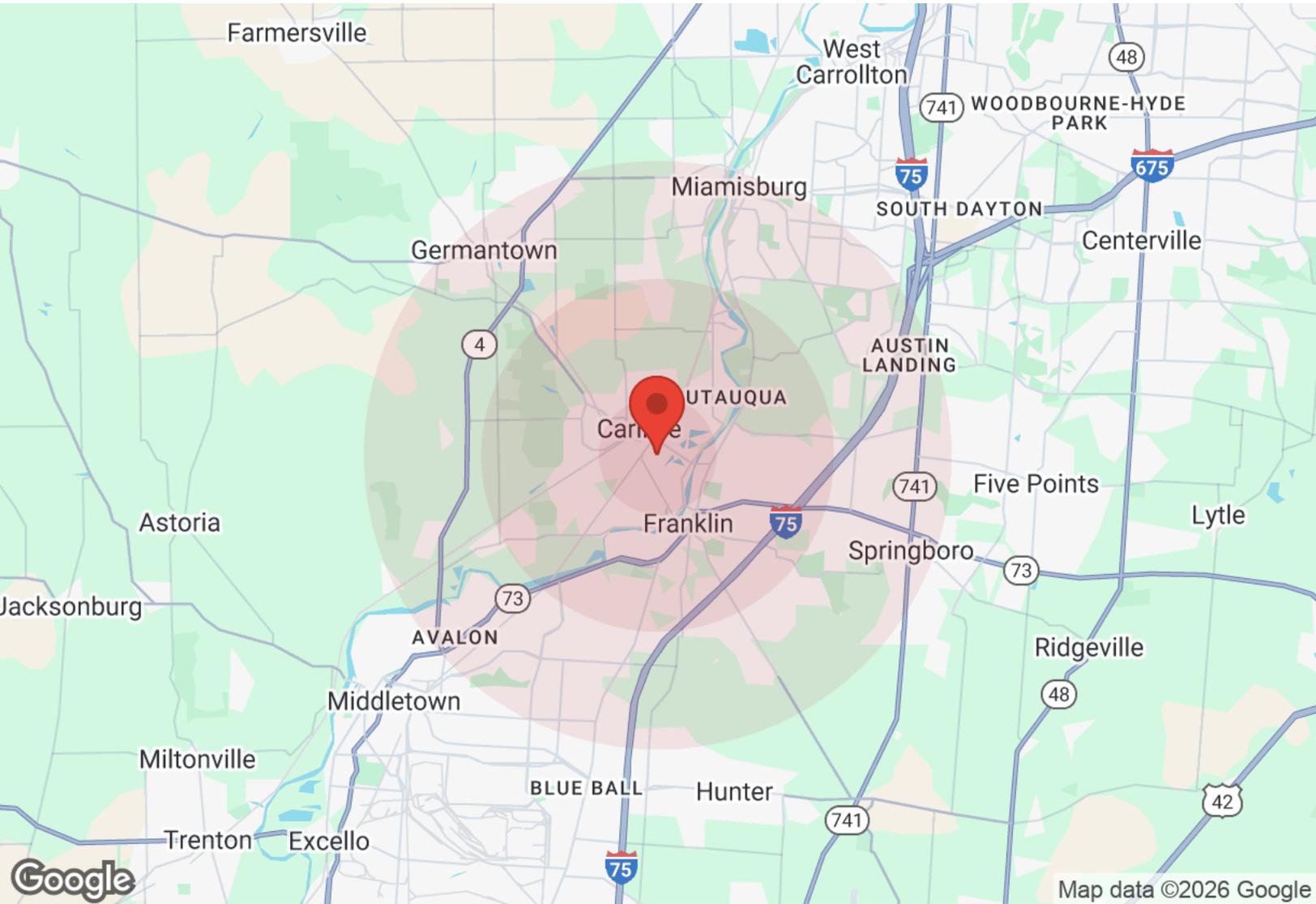
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DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	252	1,447	4,202	Median	\$60,422	\$69,547	\$81,511
Ages 5-9	250	1,488	4,594	< \$10,000	154	674	1,353
Ages 10-14	296	1,494	4,867	\$10,000-\$14,999	69	230	558
Ages 15-19	269	1,494	4,763	\$15,000-\$19,999	59	259	796
Ages 20-24	358	1,688	4,636	\$20,000-\$24,999	91	430	912
Ages 25-29	308	1,651	4,495	\$25,000-\$29,999	40	182	769
Ages 30-34	272	1,393	4,415	\$30,000-\$34,999	103	479	1,103
Ages 35-39	242	1,372	4,481	\$35,000-\$39,999	105	435	1,072
Ages 40-44	286	1,441	4,601	\$40,000-\$44,999	63	365	1,151
Ages 45-49	303	1,466	4,516	\$45,000-\$49,999	126	489	1,116
Ages 50-54	296	1,533	4,752	\$50,000-\$59,999	179	940	2,347
Ages 55-59	318	1,669	4,966	\$60,000-\$74,999	181	912	3,202
Ages 60-64	340	1,810	5,313	\$75,000-\$99,999	204	1,479	4,325
Ages 65-69	321	1,671	5,005	\$100,000-\$124,999	254	1,110	3,597
Ages 70-74	247	1,291	4,179	\$125,000-\$149,999	147	781	3,040
Ages 74-79	221	1,015	3,254	\$150,000-\$199,999	121	883	3,114
Ages 80-84	114	631	2,013	> \$200,000	93	479	2,558
Ages 85+	86	451	1,678				

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With more than 45 years of full-time experience in commercial real estate, Greg Blatt has built a career dedicated to helping entrepreneurs, investors, and communities unlock the full potential of real estate. As Director of KW Commercial for the Dayton and Cincinnati markets, Greg leads with a dual mission: to mentor the next generation of commercial brokers and to guide clients through complex transactions with clarity, creativity, and confidence.

Greg specializes in land development, industrial, retail, office, self-storage and multi-family properties, providing expertise in market cycles, zoning, entitlements, and site selection. He is recognized as a trusted advisor and “local economist,” helping clients uncover hidden value, structure advantageous terms, and build wealth that lasts for generations.

A past President of Dayton Realtors® (2023), Greg has been a voice for nearly 5,000 real estate professionals, while also serving on multiple Ohio Realtors® committees focused on commercial and legislative issues. His leadership extends beyond brokerage—having worked with JobsOhio, the Dayton Development Coalition, and REDI Cincinnati to attract investment and drive economic growth.

Greg’s professional designations—including Certified International Property Specialist (CIPS) and Master in Commercial Property (MiCP)—reflect his global perspective and depth of expertise. Yet at the core, his business is driven by a simple but powerful belief: real estate is more than a transaction; it’s a tool for financial freedom, legacy, and community impact.

When not advising clients or mentoring agents, Greg invests his time in community initiatives such as financial literacy programs, workforce housing, and leadership through the Dayton Realtors® Foundation. He also enjoys golf, woodworking, and spending time with family.

Mission: To help entrepreneurs and investors create margin and meaning in their lives through real estate.

Vision: To build wealth, freedom, and legacy that extends beyond one generation.

Values: Integrity, service, excellence, collaboration.

Perspective: Every property deserves more than a sign—it deserves a strategy.

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With more than a decade of full-time experience in commercial and investment real estate, Bill Lee has built his career helping clients create wealth and achieve financial freedom through strategic real estate investments. As the Senior Real Estate Advisor for The Blatt Group at KW Commercial Community Partners, Bill combines market expertise, international perspective, and a relational, results-driven approach to every transaction.

Bill began his career specializing in multifamily investments, where he learned how to identify value, unlock opportunity, and guide clients through complex deals. That foundation evolved into a broader practice spanning retail, industrial, and land development—allowing him to advise clients across multiple asset classes with an eye toward long-term portfolio growth and generational wealth.

As a Certified International Property Specialist (CIPS), Bill maintains strong relationships with investors throughout Europe, Asia, and the Middle East seeking to capitalize on opportunities in the Dayton–Cincinnati corridor. In 2020, he earned his Master in Commercial Property (MICP) designation, underscoring his ongoing commitment to education, excellence, and market mastery.

Bill's success is rooted in his ability to connect people and resources. An active member of Business Network International (BNI) and H7, he's known for his "who you know" approach—ensuring that when his clients have a need, he knows exactly who to call.

At The Blatt Group, Bill collaborates within a team boasting more than 65 years of combined commercial real estate experience. Together, they operate by the principle: "Win-Win or No Deal." Every client relationship is guided by integrity, collaboration, and a belief that real estate is a tool for transformation, freedom, and legacy building.

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BUSINESS PARKWAY



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