



THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Key Features and Amenities

- **Flexible Spaces:** 15+ single-story buildings with office, warehouse, light industrial, and retail suites ranging from 150 to 22,000 SF, many with drive-in bays and loading docks.
- **Scalable Leasing:** Spaces can expand or adapt as your business grows.
- **Prime Location:** Easy access to Routes 44 & 87, with major highways like I-90, I-480, and SR-422 nearby.
- **Hands-On Management:** Locally owned and managed by Gatto Group, known for being responsive and tenant-focused.
- **Startup-Friendly:** A proven launchpad for small businesses and entrepreneurs in Geauga County.

A park known for being an incubator for startups, supporting local economic development and business success stories





THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Why Choose NBP?

- **Campus Environment.** Spread across a well-maintained 17-acre setting, the park exudes professionalism and green surroundings.
- **Scalable Spaces.** Whether you're launching a startup with a small furnished office or need a warehouse with drive-in access, there's room to grow.
- **Ideal Location.** With Routes 44 & 87 passing nearby, businesses benefit from strong regional connectivity and customer traffic.
- **Owner-Operated Touch.** Benefit from direct communication with owners who prioritize tenants' success and satisfaction.
- **Built for Business Growth.** Tenants consistently note the park's support in evolving their commercial space as their needs shift.





THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Available Spaces

Industrial Space Available: 25,200 SF Contiguous



- 11,800 Square Feet
- 12.5' clear (lowest)
- Drive in door
- Mezzanine with elevator door
- Offices
- Bathrooms
- Capability for more drive in doors



- 13,400 Square Feet
- 13' clear (lowest)
- 12' drive in door
- Dock door
- Offices
- Locker rooms
- Bathrooms
- Capability for more drive in doors

*****Currently connected but can be subdivided**



GATTO GROUP
REAL ESTATE

THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

Available Spaces

Industrial Space Available: 7,500 SF

- 7,500 Square Feet
- Dock door
- 12' Drive in door
- Renovated offices
- Clean warehouse space
- Airconditioned warehouse

**flex space with updated offices and clean warehouse





THE NEWBURY BUSINESS PARK

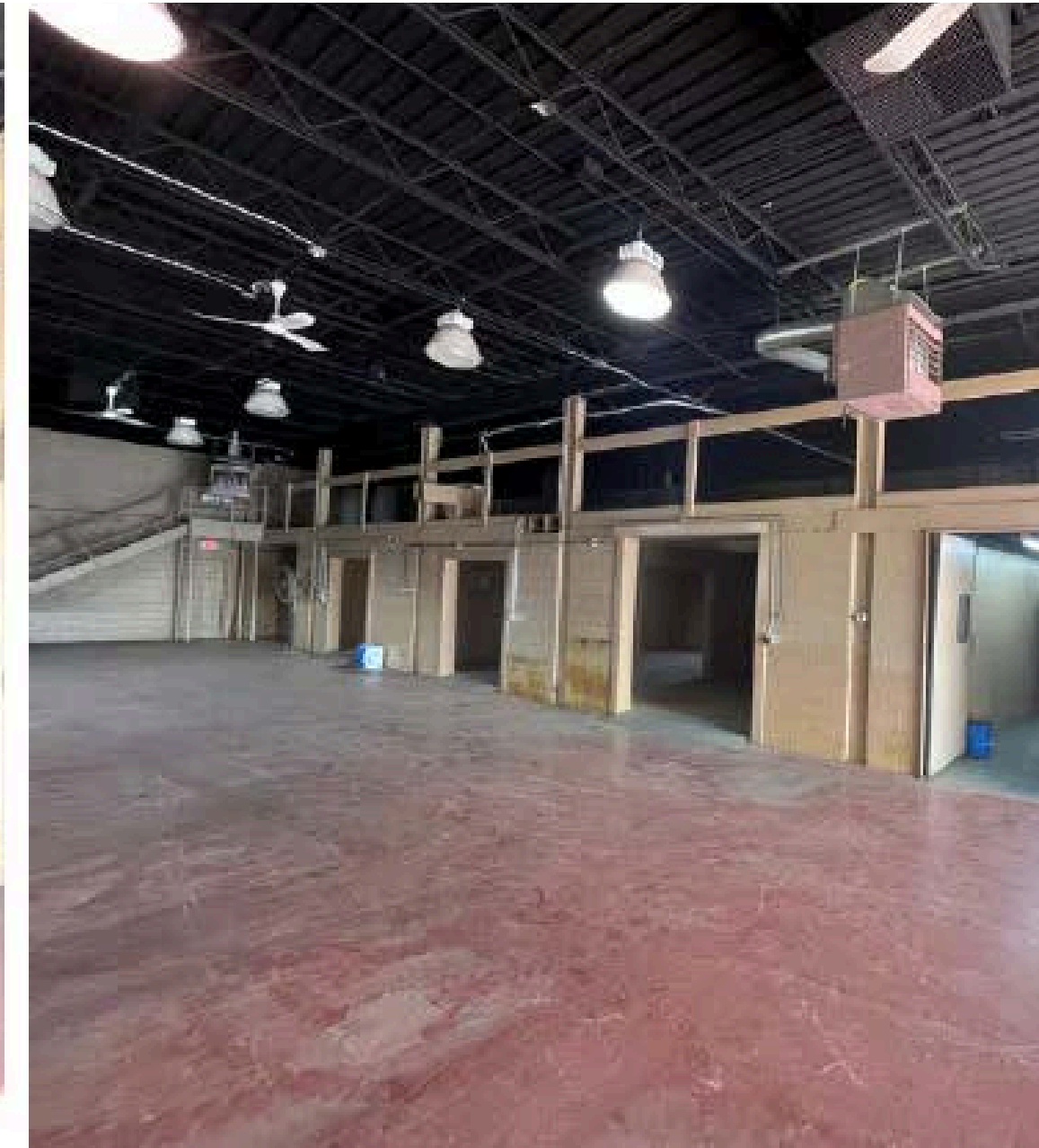
12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Available Spaces

Industrial Space Available: 5,600 SF

- 5,600 Square Feet
- Office/Bathrooms
- 12' Drive in door
- 14' Clear Height
- AC warehouse
- Stand alone building
- Clean warehouse space





THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Available Spaces

Office Space Available: Single Offices - 13,000 Sf

- Up to 13,000 SF
- Single Offices
- Fully furnished
- Free Wifi

Common areas:

- Conference room
- Kitchen
- Bathrooms





THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

GATTO GROUP
REAL ESTATE

Contact Us

Contact Us

Michael Gatto - Owner

216-299-0185

mgatto@gattogroup.com

Donny Gatto - Leasing

440-554-8564

dgatto@gattogroup.com

Ellie Tuohey - Property Management

440-537-3716

ellie@gattogroup.com

