



GATTO GROUP  
REAL ESTATE

# THE NEWBURY BUSINESS PARK

12399 KINSMAN RD, NEWBURY TOWNSHIP, OH 44065

## 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





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# THE NEWBURY BUSINESS PARK

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## 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.





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## 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**



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## Available Spaces

### Industrial Space Available: 7,000 SF

- 7,000 Square Feet
- Dock door
- 12' Drive in door
- Renovated offices
- Clean warehouse space
- Airconditioned warehouse

\*\*flex space with updated offices and clean warehouse





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## Available Spaces

### Industrial Space Available: 21,600 SF

- 12,000 Square Feet
- 9,600 Square Feet
- 4 Docks with leveler
- 2 Drive in doors (12x14)
- 22' Clear
- 2,000 AMPS
- 3 Phase
- 277/480 Volt

