



31 TOSCA DRIVE

STOUGHTON, MA

FOR LEASE | 24,760 SF INDUSTRIAL BUILDING ON 1.71 AC

- Located in an established Industrial Park off Route 138 with close proximity to I-93 and I-95
- Free standing, well maintained single story industrial building



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease: 31 Tosca Drive, Stoughton, MA

24,760 SF industrial building situated on 1.71 acres in a strategic Stoughton location. This versatile facility offers ample warehouse space, high ceilings, multiple loading docks, and convenient access to Route 24 and I-95. Ideal for distribution, manufacturing, or storage operations.

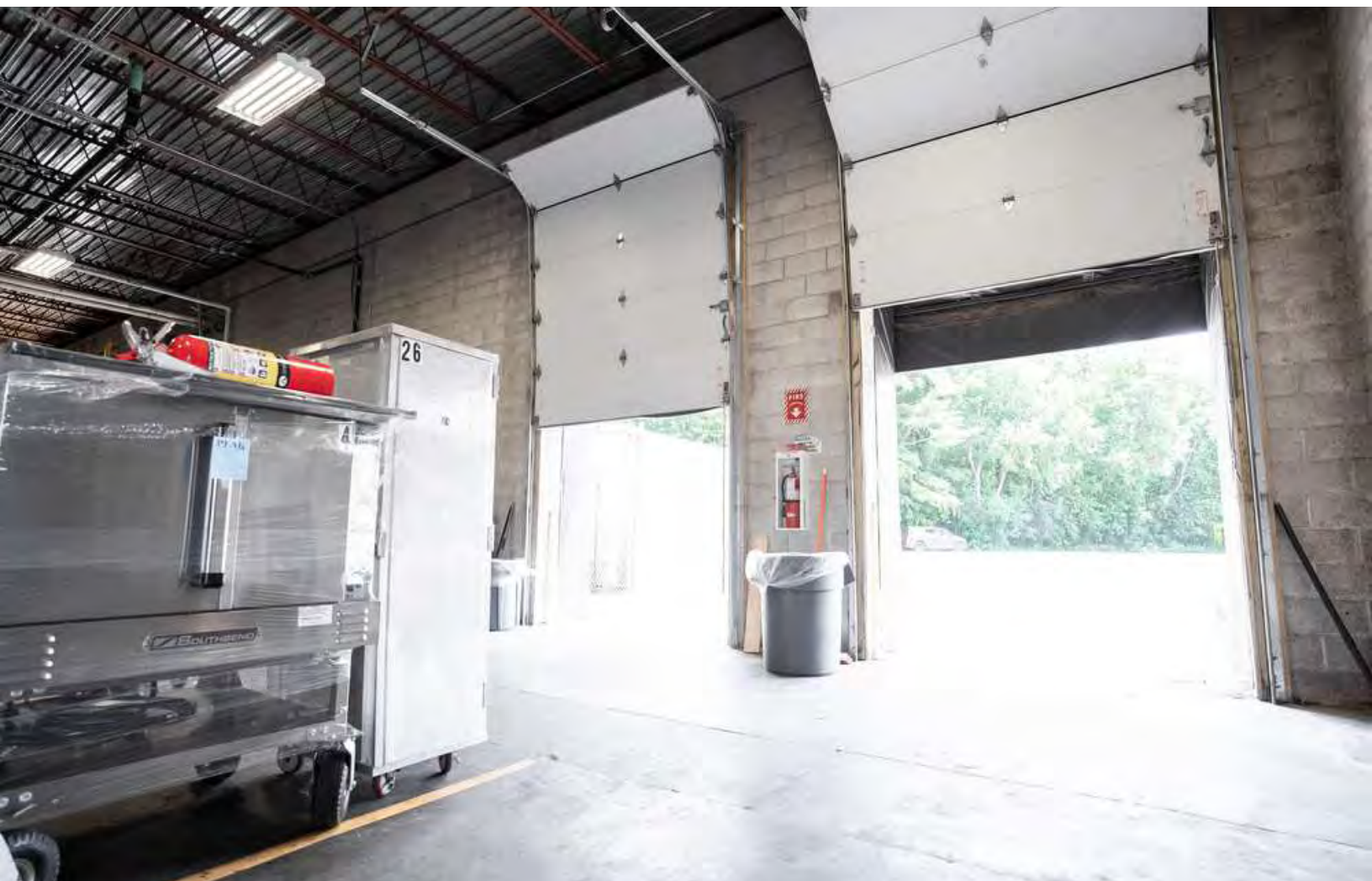
PROPERTY HIGHLIGHTS

- Located in an established Industrial Park off Route 138 with close proximity to I-93, I-95, and Route 24
- Free standing, well maintained single story industrial building

PROPERTY SPECIFICATIONS

Building Size:	24,760 SF
Lot Size:	1.71 AC
Docks:	Seven (7)
Drive ins:	One (1)
Construction:	Steel
Power:	800a/ 3p Heavy
Clear Height:	17'6"
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,003	50,037	272,511
Total Population	51,870	132,663	724,981
Average HH Income	\$168,606	\$156,810	\$147,147





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FURNITURE
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aqueduct technologies



Restaurant Equipment & Supplies



QUINCY

QUINCY CENTER

SOUTH QUINCY

Braintree

CANTON

Randolph

Holbrook

31 Tosca Dr. Stoughton, MA



Sharon

Stoughton

DISTANCE TO



5.9 MILES
16 MIN



3.4 MILES
11 MIN



4.4 MILES
12 MIN



11.6 MILES
21 MIN



5.4 MILES
13 MIN



MANSFIELD

MANSFIELD CENTER

EAST MANSFIELD

Easton

West
Bridgewater



ALGERS CORNER

24

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FOR LEASE | 24,760 SF INDUSTRIAL BUILDING FOR LEASE

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