



# 31 TOSCA DRIVE

STOUGHTON, MA

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FOR LEASE | 17,431 SF INDUSTRIAL SPACE 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

EXCLUSIVE AGENT  
 THE  
STUBBLEBINE  
COMPANY  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

For Lease: 31 Tosca Drive, Stoughton, MA

17,431 SF industrial space 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

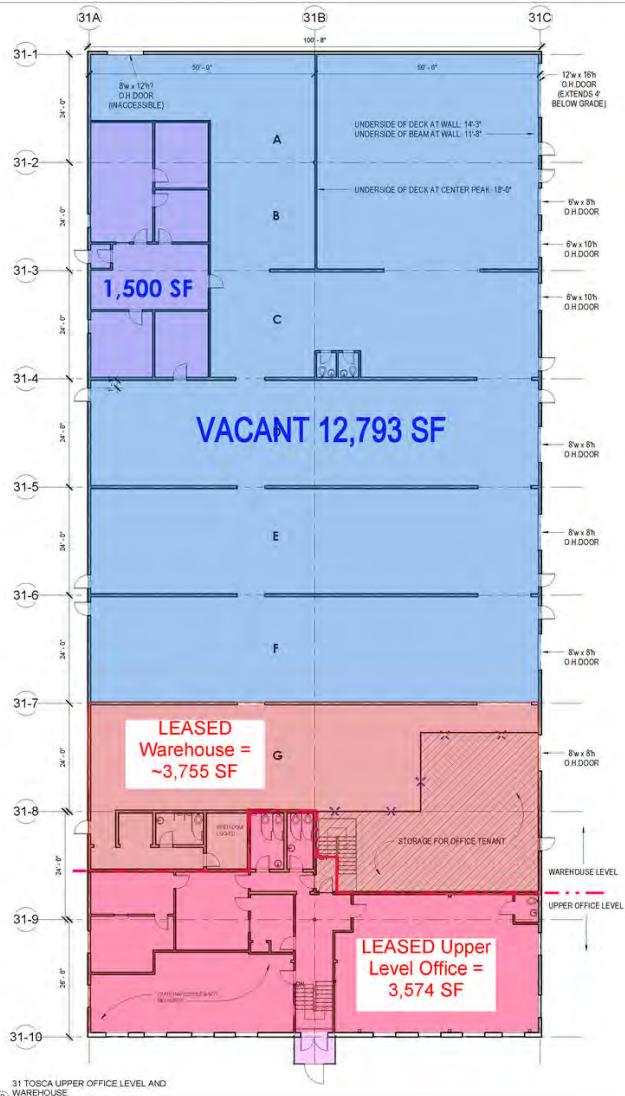
- Located in an established Industrial Park off Route 138 with close proximity to I-93, I-95, and Route 24
- Free standing, well maintained single story industrial building
- 4,638 SF office
- 12,793 SF of warehouse

### PROPERTY SPECIFICATIONS

Total Size:	25,584 SF
Available Size:	17,431 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

# FLOOR PLAN



**TOTAL VACANCY = 17,431 SF**

3,138 SF of lower level office

1500 SF of warehouse office

12,793 SF of warehouse

31 TOSCA DRIVE SQUARE FOOTAGES	LOWER LEVEL OFFICE BAY	UPPER LEVEL OFFICE BAY	WAREHOUSE LEVEL	TOTAL
OFFICE AREA	3,138 USF	3,574 USF	1,500 USF	8,212 USF
WAREHOUSE AREA (OF WHICH 1,349 IS ASSIGNED TO OFFICE TENANT STORAGE USE)			16,548 USF	16,548 USF
TOTAL (INSIDE EXTERIOR WALLS)	3,138 USF	3,574 USF	18,048 USF	24,760 USF

**med.**  
architecture + design

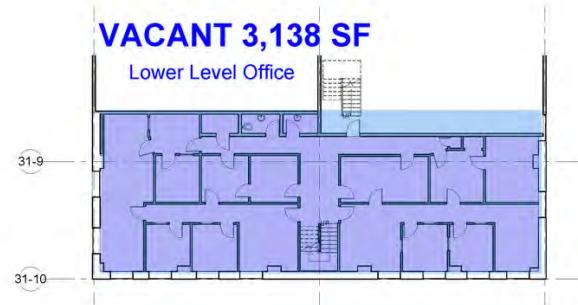
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Existing Conditions

No.	Description	Date

Tosca Drive  
Properties, Stoughton,  
MA

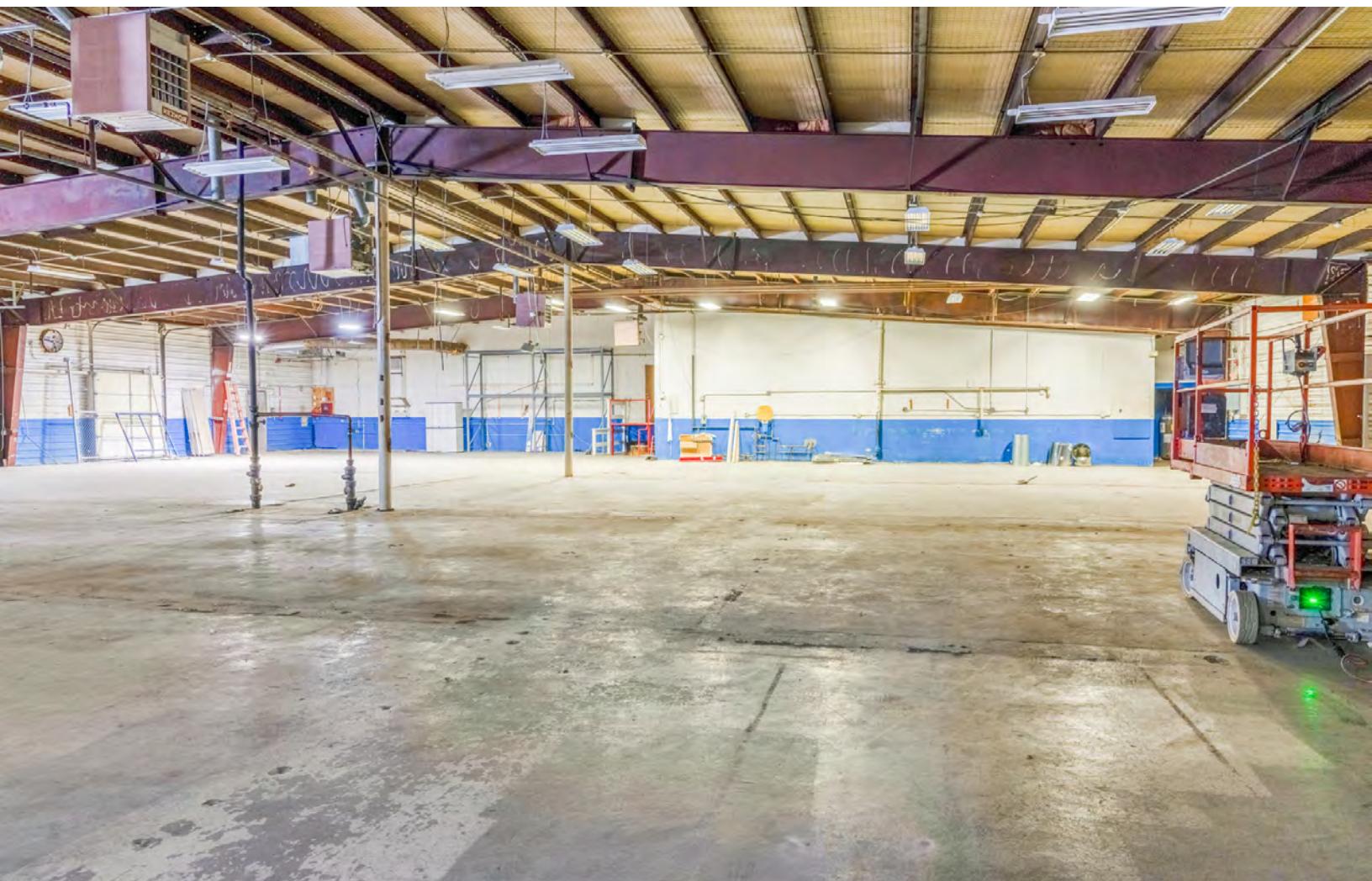
31, 117, and 131 Tosca Drive, Stoughton, MA



31 TOSCA DRIVE  
EXISTING FLOOR  
PLAN

Project number	211512 42
Date	March 2020
Scale	3/32" = 1'-0"

X1.0





# 31 TOSCA DRIVE

## STOUGHTON, MA

FOR LEASE | 17,431 SF INDUSTRIAL BUILDING FOR LEASE



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