



31 TOSCA DRIVE

STOUGHTON, MA

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

CORPAC 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

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31 STOLSA 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 1,348 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

VACANT 3,138 SF

Lower Level Office

31-9







BRAINTREE PRINTING 
 
 

  
 **MARBLE AND GRANITE, INC.**
 

Restaurant Equipment & Supplies

  
 
  

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		


 **CLEAR WATER**
YOUR PUMP AND WELL SPECIALISTS
 



MANSFIELD



31 TOSCA DRIVE

STOUGHTON, MA

FOR LEASE | 17,431 SF INDUSTRIAL BUILDING FOR LEASE

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