



31 TOSCA DRIVE

STOUGHTON, MA

FOR LEASE | 17,431 SF FLEX 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 flex 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

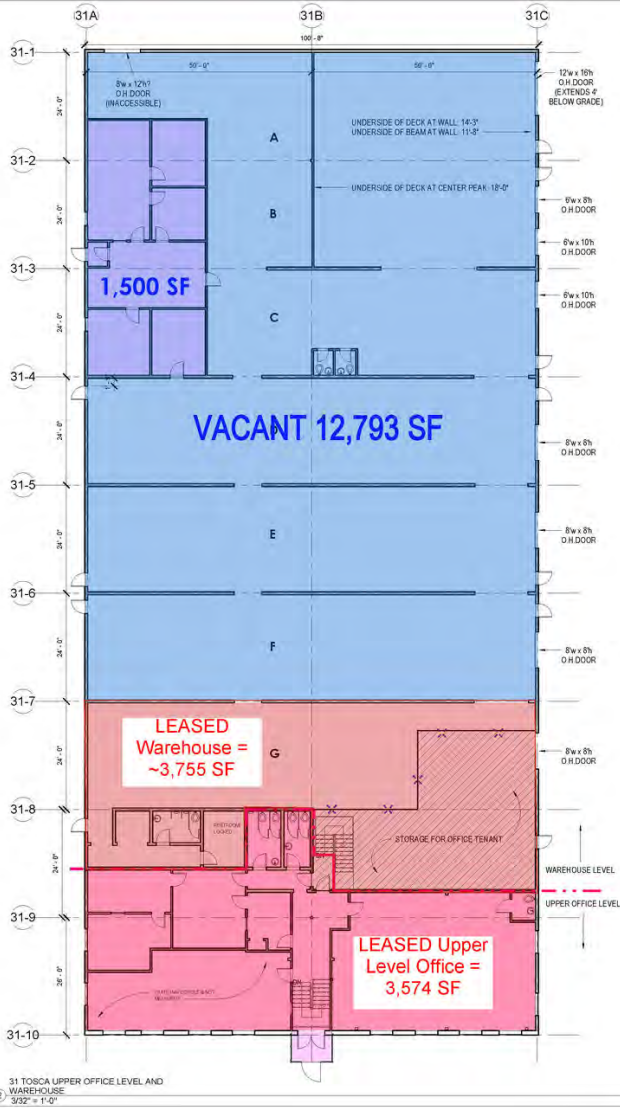
- Located in an established Industrial Park off Route 138 with close proximity to I-93, I-95, and Route 24
- Free standing, well maintained single story industrial building
- 4,638 SF office
- 12,793 SF of warehouse

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:	12'-18'
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

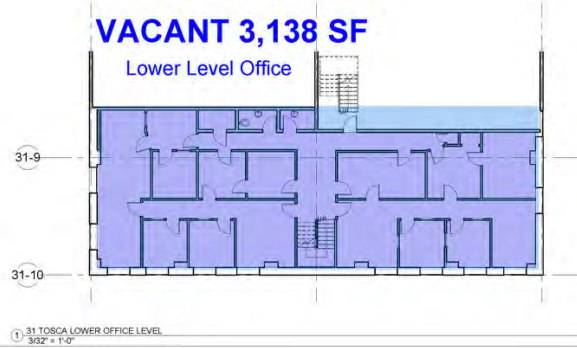
FLOOR PLAN



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 *10' W/WH 1 S40 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 21512.42
Date March 2020
Scale 3/32" = 1'-0"

X1.0



BRAINTREE PRINTING 

Bernie & Phyllis 
FURNITURE
Family Owned & Operated

 **MARBLE AND GRANITE, INC.**


Restaurant Equipment & Supplies

CANTON

31 Tosca Dr. Stoughton, MA

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		




YOUR PUMP AND WELL SPECIALISTS





MANSFIELD

INTERSTATE 495

24

31 TOSCA DRIVE

STOUGHTON, MA

FOR LEASE | 17,431 SF FLEX SPACE FOR LEASE

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