



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

FLOOR PLAN



Mika Elliott Design
Boston, MA 02121
617.308.4222
mika.elliott@medad.com
www.medad.com

Existing Conditions

No.	Description	Date

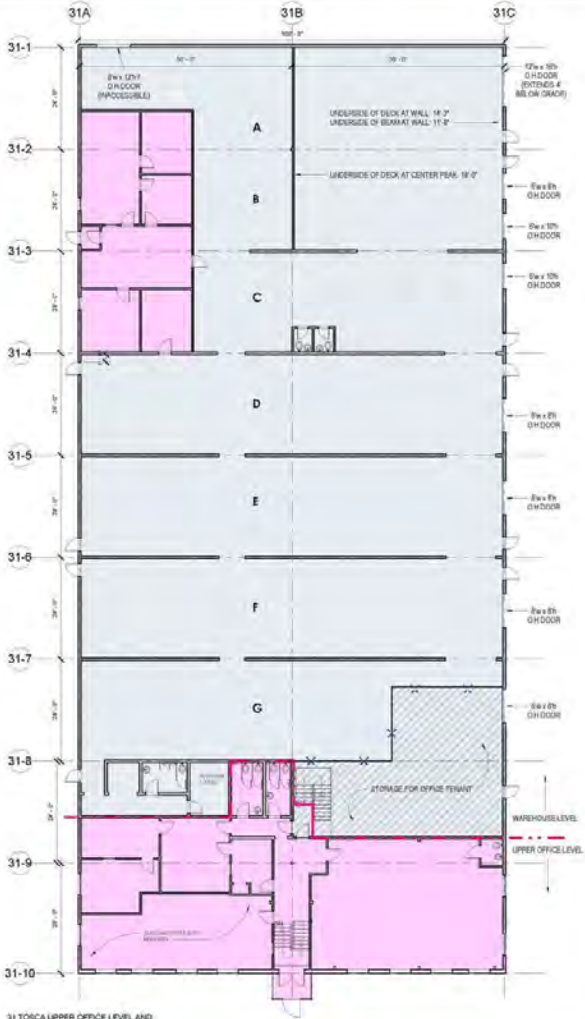
Tosca Drive
Properties, Stoughton,
MA

31, 117, and 121 Tosca Drive, Stoughton, MA

31 TOSCA DRIVE
EXISTING FLOOR
PLAN

Project Number	21512.42
Date	March 2020
Scale	3/32" = 1'-0"

X1.0



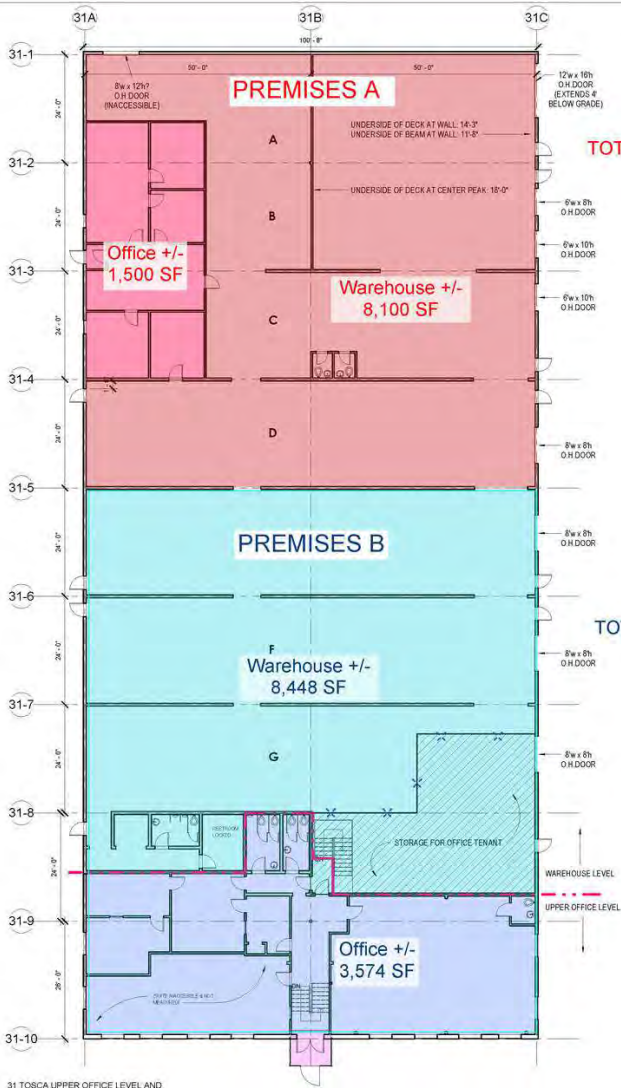
31 TOSCA UPPER OFFICE LEVEL AND
WAREHOUSE
3/32" = 1'-0"

31 TOSCA DRIVE SQUARE FOOTAGES	LOWER LEVEL OFFICE BAY	UPPER LEVEL OFFICE BAY	WAREHOUSE LEVEL	TOTAL
OFFICE AREA	3,138 USF	2,574 USF	1,500 USF	7,212 USF
WAREHOUSE AREA TOP (WHICH IS ASSIGNED TO OFFICE TENDANT STORAGE USE)			15,540 USF	15,540 USF
TOTAL (INSIDE EXTERIOR WALLS)	3,138 USF	2,574 USF	15,540 USF	26,780 USF



31 TOSCA LOWER OFFICE LEVEL
3/32" = 1'-0"

FLOOR PLAN

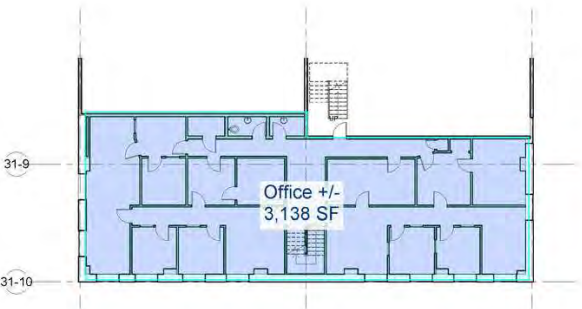


31 TOSCA UPPER OFFICE LEVEL AND WAREHOUSE
3/32" = 1'-0"

TOTAL PREMISES A = +/-9,600 SF

TOTAL PREMISES B = +/-15,160 SF

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 1,346 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



31 TOSCA LOWER OFFICE LEVEL
3/32" = 1'-0"

med.
architecture + design

Mika Ebbrell Design
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mika.ebbrell@outlook.com
www.mikaebbrell.com

Existing Conditions

No.	Description	Date

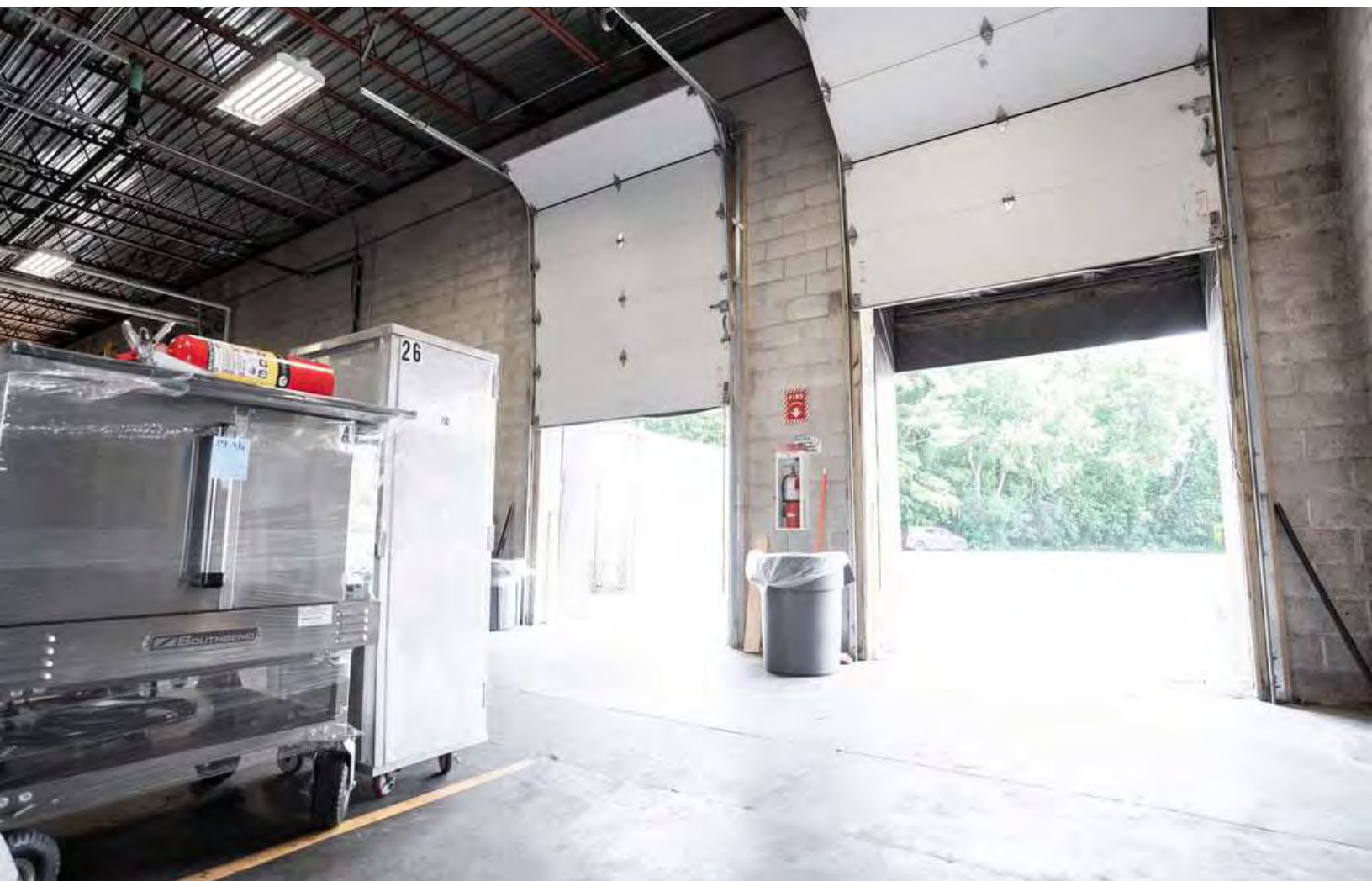
Tosca Drive
Properties, Stoughton,
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31, 117, and 131 Tosca Drive, Stoughton, MA

31 TOSCA DRIVE
EXISTING FLOOR
PLAN

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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

31 TOSCA DRIVE

STOUGHTON, MA

FOR LEASE | 24,760 SF INDUSTRIAL BUILDING FOR LEASE

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