

# TOSCA DRIVE INDUSTRIAL PARK

## STOUGHTON, MA

199,350 SF  
2,250 - 4,950 SF  
AVAILABLE FOR LEASE



*Under new ownership since 2022, Tosca Drive Industrial Park offers flexible industrial, flex, and R&D spaces for tenants. In 2023, the park initiated a comprehensive upgrade program to improve its infrastructure, facade, parking areas, and white box vacant suites.*

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

**199,350**

TOTAL SQUARE FEET

**UPDATED FACADE**

**NEW LANDSCAPE**

**NEW PAVING**

**NEW ROOFING**

**HVAC UPDATES**

CAPITAL IMPROVEMENTS

**EVERSOURCE**

**NATIONAL GRID**

GAS & UTILITIES

**200 AMP | 280 VOLTS**

POWER

CAM & INSURANCE: \$2.59/SF

RE TAXES \$1.46/SF

ESTIMATED TOTAL: \$4.05/SF

**ADDITIONAL EXPENSES**





**71-85 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	41,806 SF
<b>LAND AREA:</b>	0.95 Acres
<b>YEAR BUILT:</b>	1978
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



**101-111 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	44,867 SF
<b>LAND AREA:</b>	1.03 Acres
<b>YEAR BUILT:</b>	1979
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



**171-173 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	45,302 SF
<b>LAND AREA:</b>	1.04 Acres
<b>YEAR BUILT:</b>	1974
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



**200-238 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	81,022 SF
<b>LAND AREA:</b>	1.86 Acres
<b>YEAR BUILT:</b>	1976
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



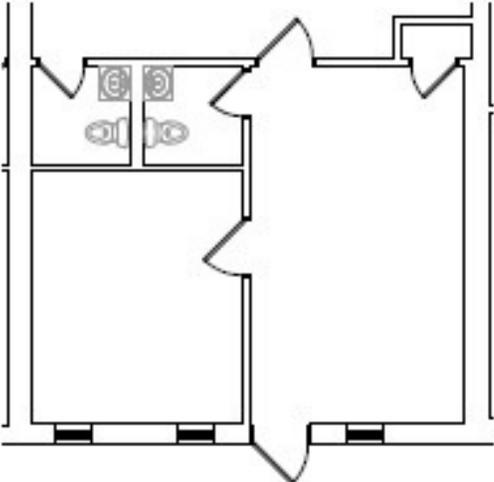
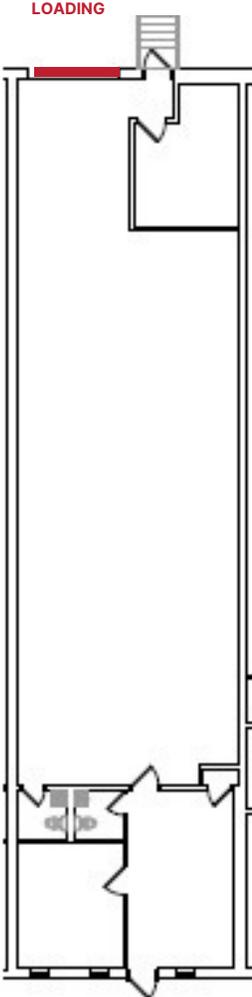
**250-280 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	213,088 SF
<b>LAND AREA:</b>	4.89 Acres
<b>YEAR BUILT:</b>	1983
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



**290-310 TOSCA DRIVE  
PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	220,849 SF
<b>LAND AREA:</b>	5.07 Acres
<b>YEAR BUILT:</b>	1983
<b>CONSTRUCTION:</b>	Concrete Block
<b>PARKING:</b>	2:1,000 SF
<b>ZONING:</b>	Industrial
<b>WATER &amp; SEWER:</b>	Town of Stoughton
<b>HVAC:</b>	Heat in warehouse. Heat and AC in office.



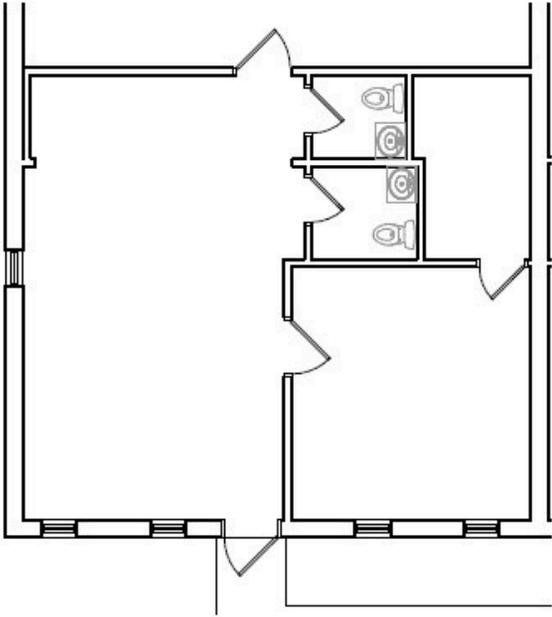
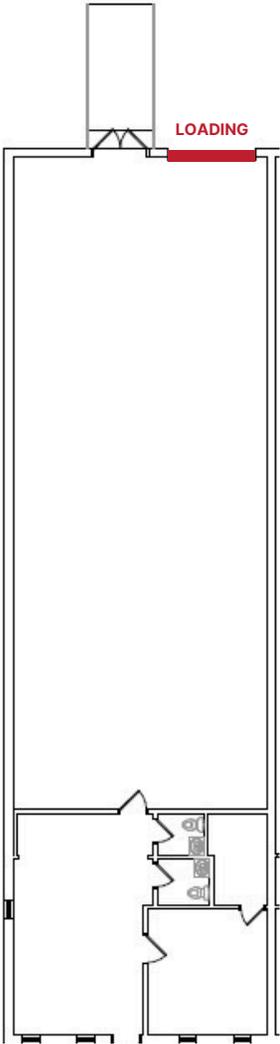
# 77 TOSCA DRIVE

AVAILABLE: 2,500 SF

OFFICE: 538 SF

WAREHOUSE: 1,962 SF

LOADING: (1) LOADING DOCK



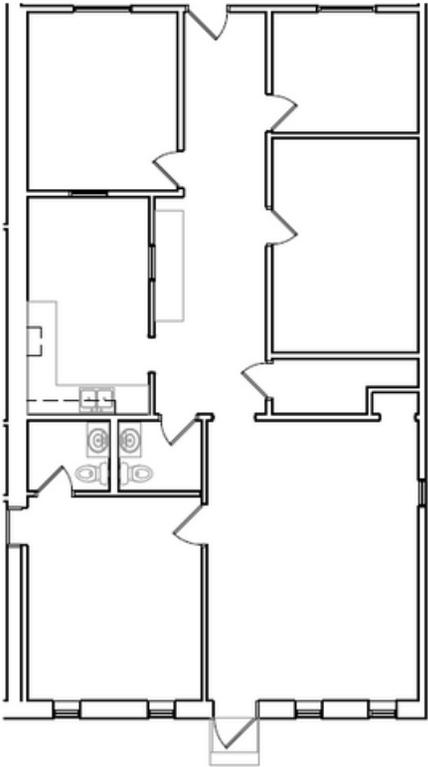
# 85 TOSCA DRIVE

AVAILABLE: 3,000 SF

OFFICE: 781 SF

WAREHOUSE: 2,219 SF

LOADING: (1) LOADING DOCK



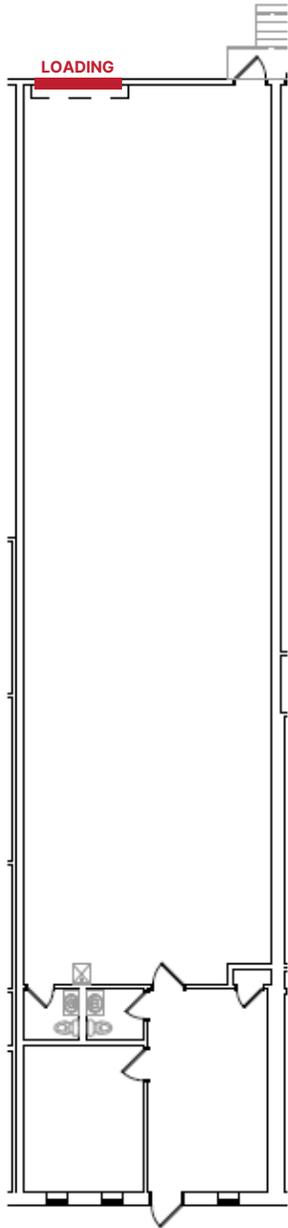
# 101 TOSCA DRIVE

AVAILABLE: 4,950 SF

OFFICE: 1,530 SF

WAREHOUSE: 3,420 SF

LOADING: (1) LOADING DOCK



# 105 TOSCA DRIVE

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AVAILABLE: 2,750

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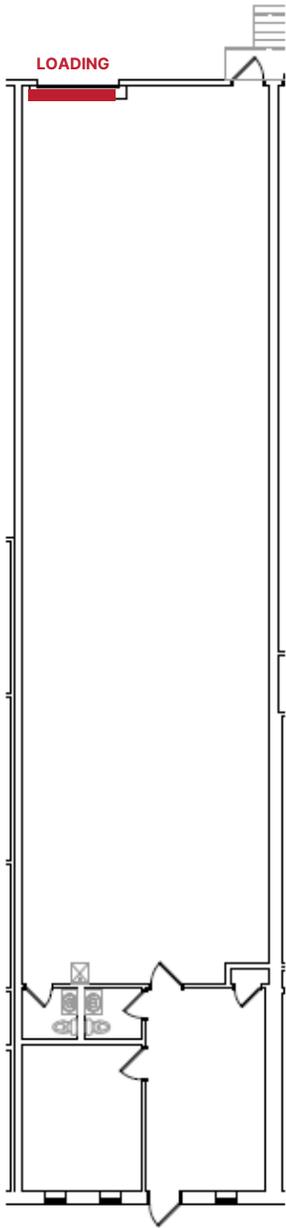
OFFICE: 1,039 SF

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WAREHOUSE: 1,711 SF

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LOADING: (1) LOADING DOCK



# 109 TOSCA DRIVE

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AVAILABLE: 2,750 SF

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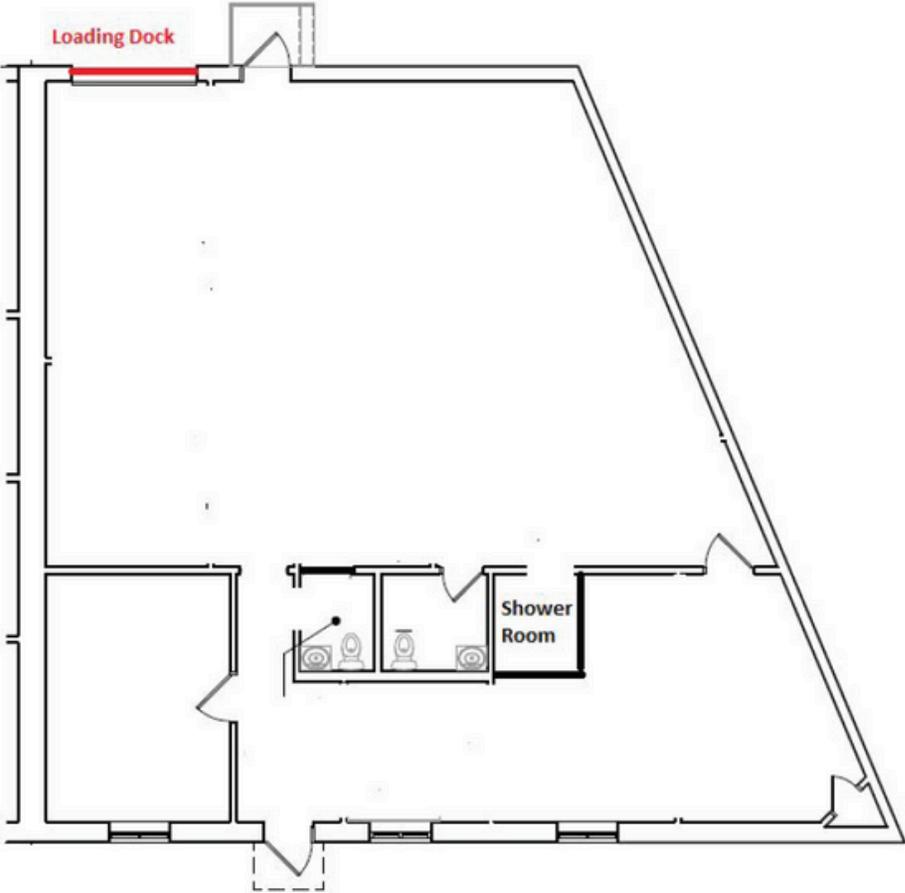
OFFICE: 532 SF

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WAREHOUSE: 2,218 SF

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LOADING: (1) LOADING DOCK



**290 TOSCA DRIVE**

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AVAILABLE: 2,250 SF

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OFFICE: 900 SF

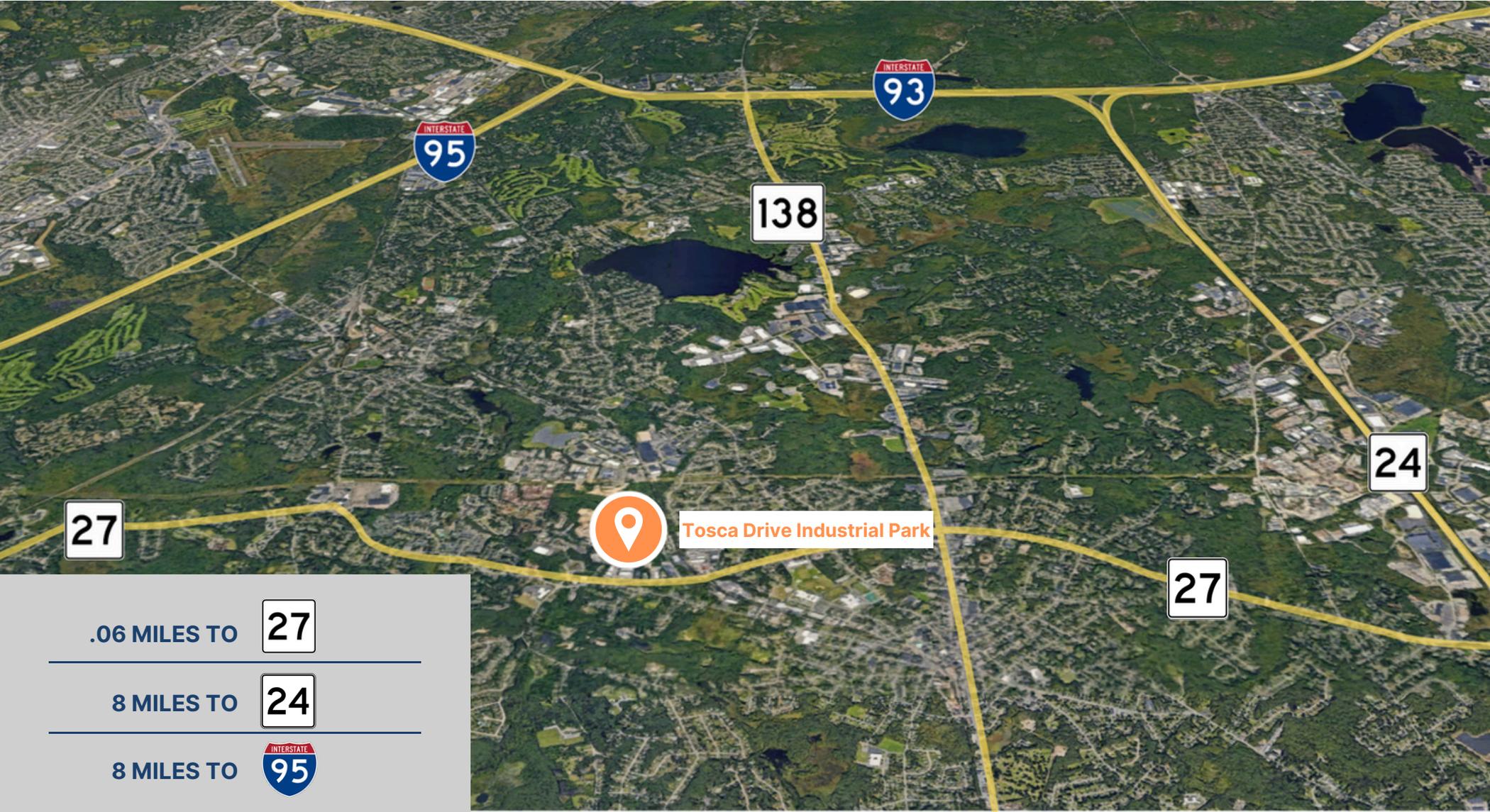
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WAREHOUSE: 1,350 SF

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LOADING: (1) LOADING DOCK

# LOCATION & ACCESS



.06 MILES TO 

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8 MILES TO 

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8 MILES TO 

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