

INDUSTRIAL

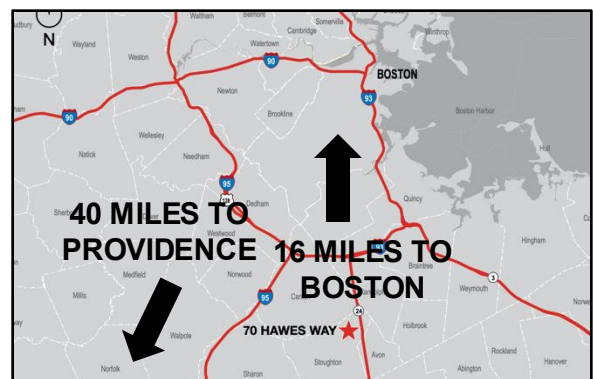
±25,294 SF Flex Property
Flex Campus for Sale or Lease

OFFICE

70 Hawes Way Stoughton, MA



70 Hawes Way presents a premier investment or owner-user opportunity in Stoughton, Massachusetts, featuring two high-quality buildings totaling ±25,294 square feet on 2.4 acres. The property includes a modernized ±10,000 square foot office building and a ±15,000 square foot flex building offering 18-22" clear heights with three loading docks and one drive-in. With immediate access to Route 24, this site offers excellent connectivity to both Boston and Providence, enhancing its regional accessibility. To be **sold vacant**, providing an end-user benefit of ownership and brand boosting pride.



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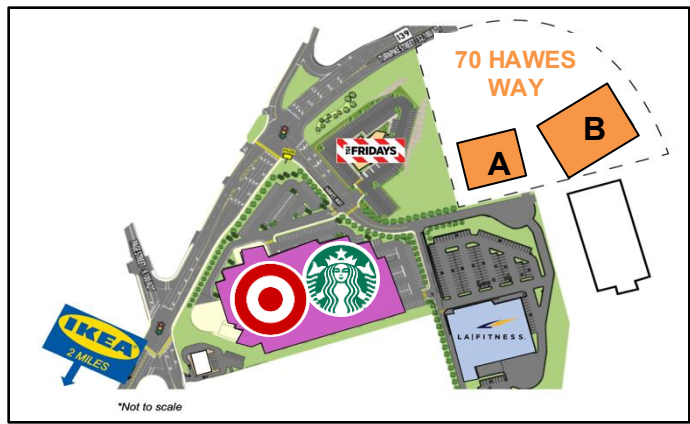
540 Gallivan Boulevard, Suite 208, Boston, MA 02124



www.r-dome.com | [@reddomerealty](https://www.instagram.com/reddomerealty)

Property Details

Land Area	±4.53 acres / ±197,327 SF
Zoning	I - Industrial
Parking	42 spaces
Year Constructed / Renovated	1981 / 2001
Structural Frame	Office space has steel frame with brick veneer exterior and industrial space is steel frame with concrete block and metal panel exterior.
Foundation	Concrete slab foundation
Interior Finish	Office building gut renovated in 2001. Glass walled conference room with perimeter offices.
Roof	Both buildings have a rubber membrane roof replaced in 2001.
Utilities	Electric: National Grid / Water & Sewer: Town of Stoughton / Gas: Natural and propane
Real Estate Taxes	±\$49,620 based on FY1 2024 tax rate of \$21.29 per thousand of valuation
Electrical System	120 / 208
HVAC System	Office: Fully heated and cooled with electric Warehouse: 75% heated by gas and 25% by propane; 50% cooled by electricity
Plumbing	Office: 5 bathrooms Warehouse: 6 bathrooms with showers
Fire / Life Safety	Both buildings have sprinkler, fire alarms and security system. Warehouse has exterior security cameras.



ROUTE 24 MARKET



OFFICE

5 million SF inventory
5.9% availability rate
\$24.47 PSF average asking rent
(gross plus utilities)



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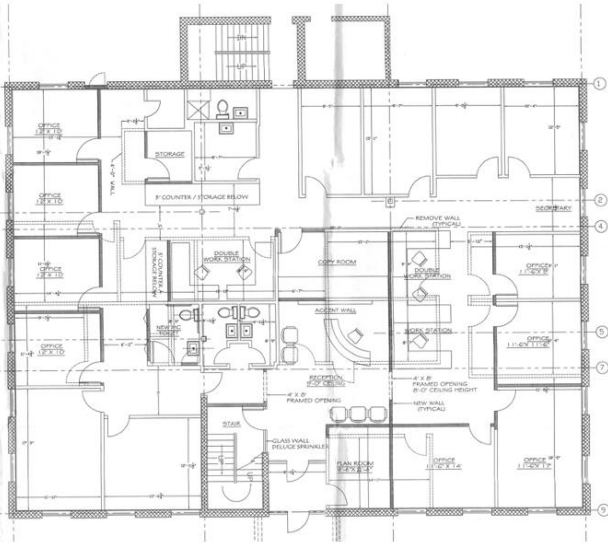
17 million SF inventory
11.7% availability rate
\$15.04 PSF average asking rent
(NNN)

*As of April 2025; Source: Costar

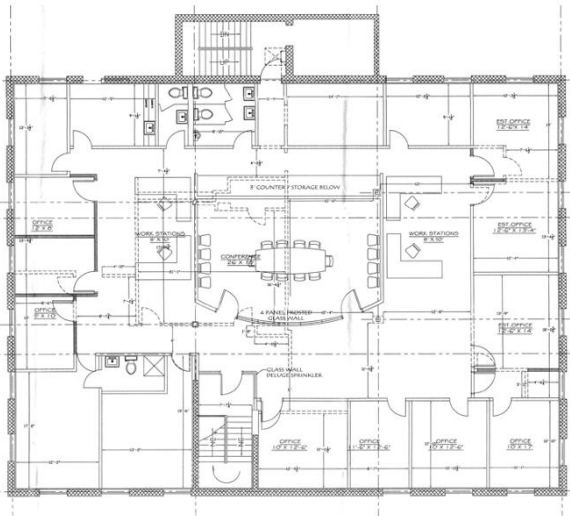
Building A Office: $\pm 10,854$ SF

If leased, divisible by floor

FIRST FLOOR



SECOND FLOOR



Rendering depicts ability to convert first floor office (5k SF) into flex space with 11' clear height.

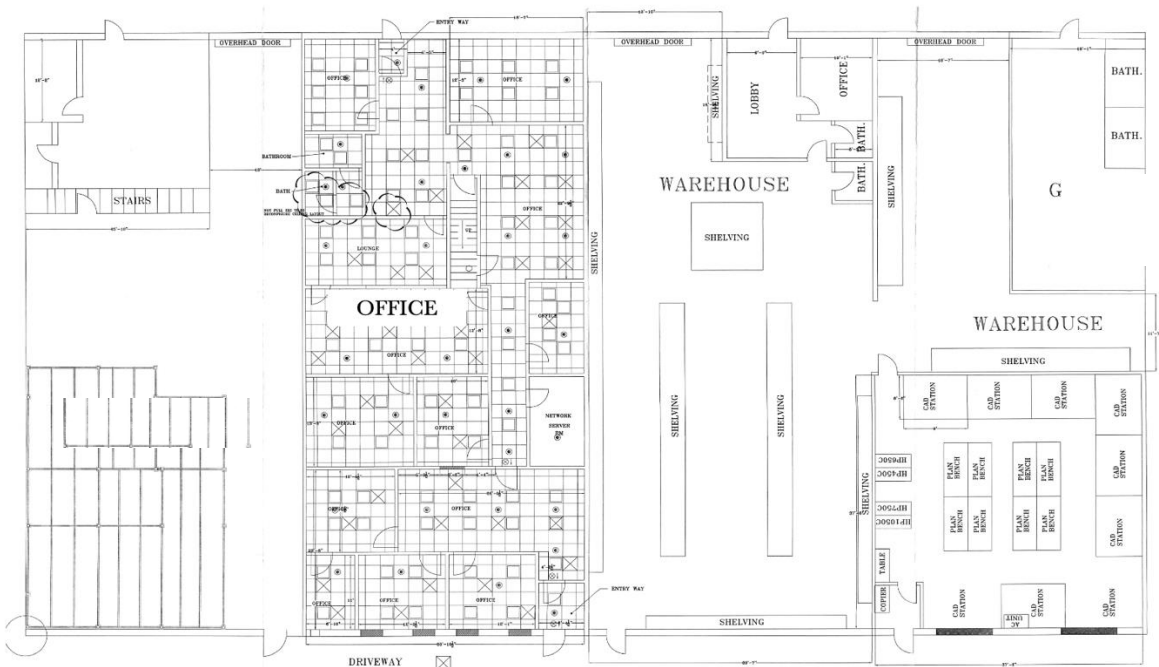
Building B Industrial: $\pm 14,440$ SF

If leased, divisible to $\pm 3,600$ SF



- Three tailboard loading docks
- One drive-in loading door
- 18' – 22' clear height

LOADING AREA AND TRUCK COURT



**Office area can default back to ± 20 foot ceiling heights*