

**131 TOSCA DRIVE
STOUGHTON, MA**

FOR LEASE

12,500 SF – 31,309 SF (DIVIDABLE)

FULL HVAC | DOCKS & DRIVE-INS



FOR MORE INFORMATION CONTACT:

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131 TOSCA DRIVE

BUILDING SIZE 31,309 SF

LAND AREA 0.97 Acres

YEAR BUILT 1971

CONSTRUCTION Concrete Block

PARKING 31 Spots

ZONING Industrial

WATER & SEWER Town of Stoughton

FULL HVAC Heat and AC in warehouse.
Heat and AC in office.

CAM \$1.50/SF

INSURANCE \$0.19/SF

RE TAXES \$1.12/SF

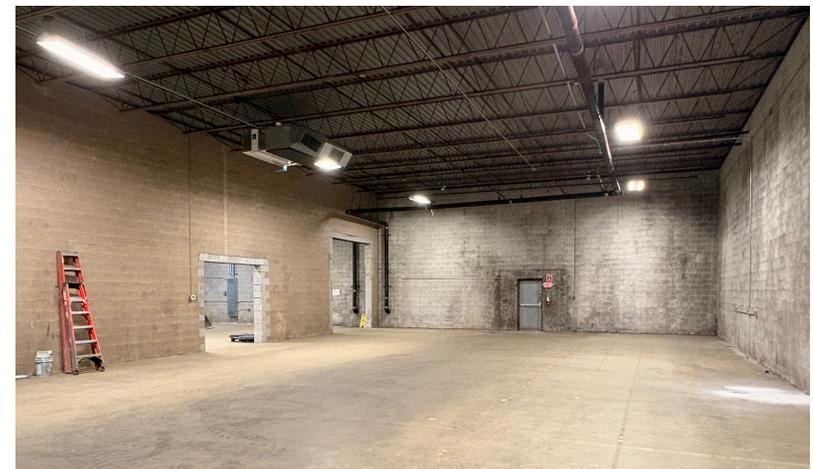
ESTIMATED TOTAL \$2.81/SF

CLEAR HEIGHT 17' 8"

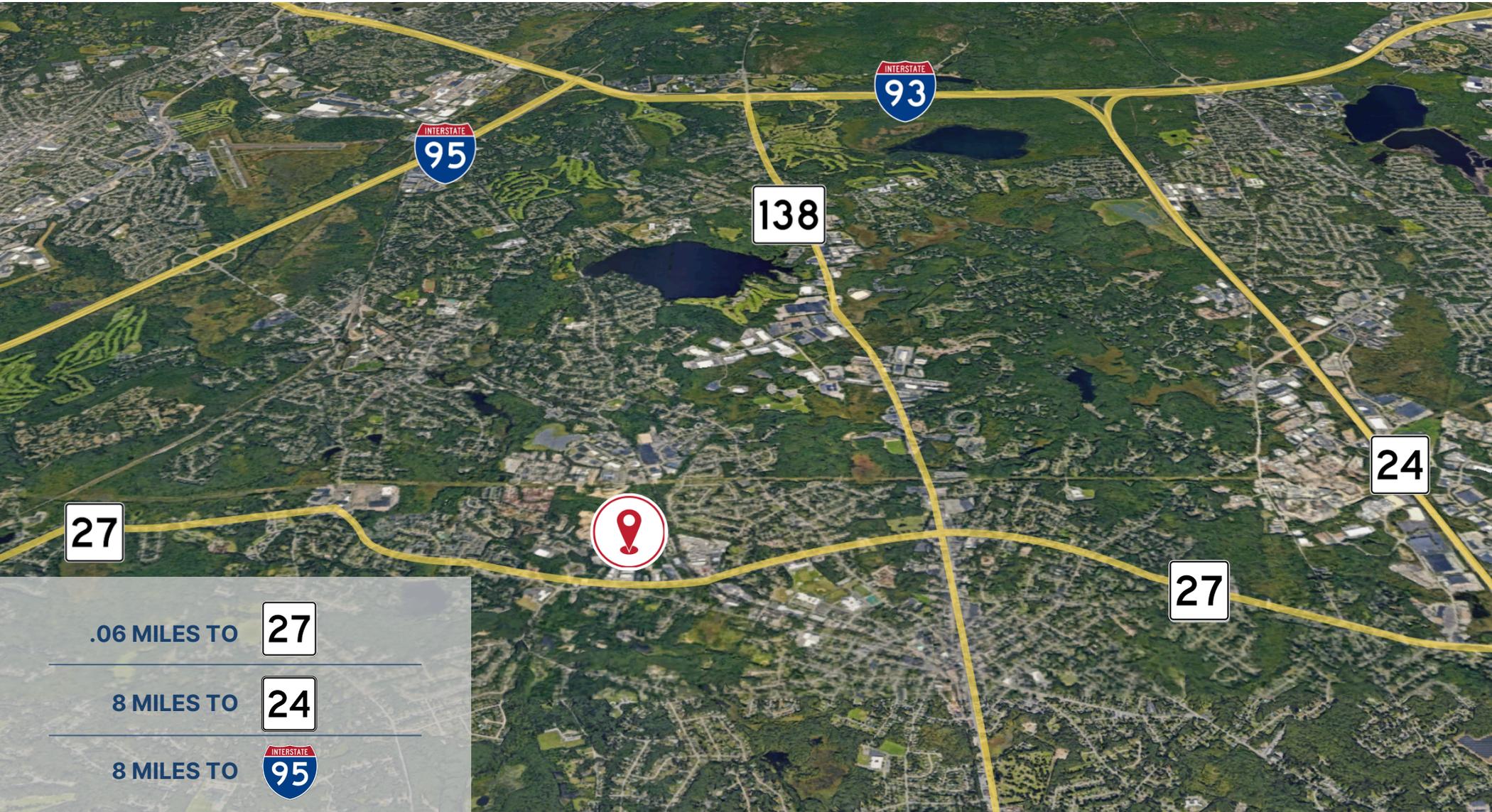
LOADING 5 Loading Docks
3 Drive in Doors

POWER 800 AMP
208V

RENTAL RATE \$13/SF NNN



LOCATION & ACCESS



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