

# TOSCA DRIVE INDUSTRIAL PARK

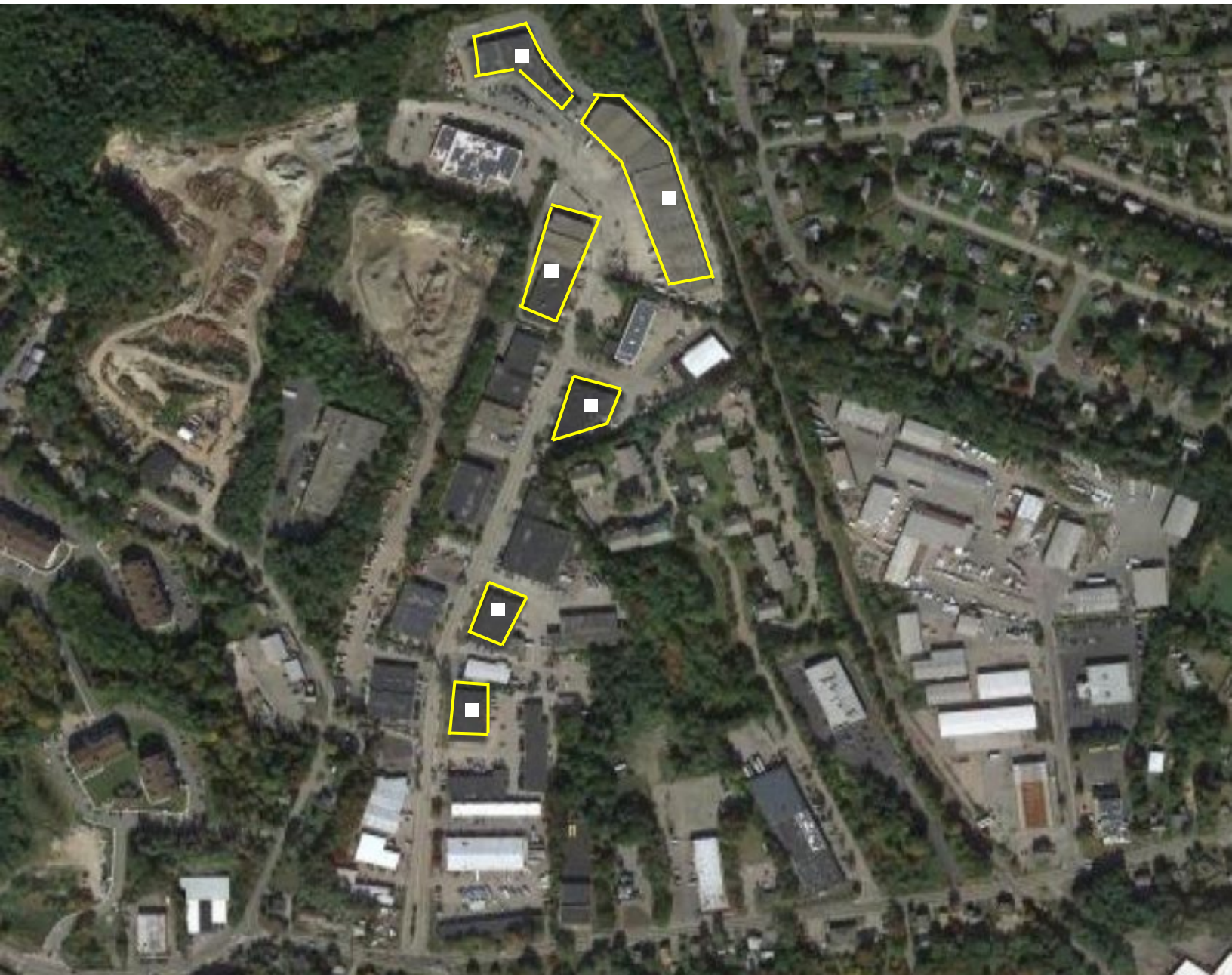
71 – 312 TOSCA DRIVE | STOUGHTON



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

 **BERKELEY**  
PARTNERS

**INDUSTRIAL/FLEX SPACE  
FOR LEASE  
2,500 SF – 11,000 SF**



## PARK OVERVIEW

**6**

BUILDINGS

**212,000**

SQUARE FEET

**14.8**

ACRES

UNDER NEW OWNERSHIP AS OF 2022, TOSCA DRIVE INDUSTRIAL PARK PROVIDES FLEXIBLE INDUSTRIAL, FLEX, AND R&D SPACE FOR TENANTS. PARK UPGRADES TO INFRASTRUCTURE, FAÇADE, PARKING LOT, AND WHITE BOX SPACES BEGAN IN 2023.

# Overview

**88,000**

SQUARE FEET

**14'**

CLEAR HEIGHT

**Eversource**

**National Grid**

GAS & UTILITIES

**24**

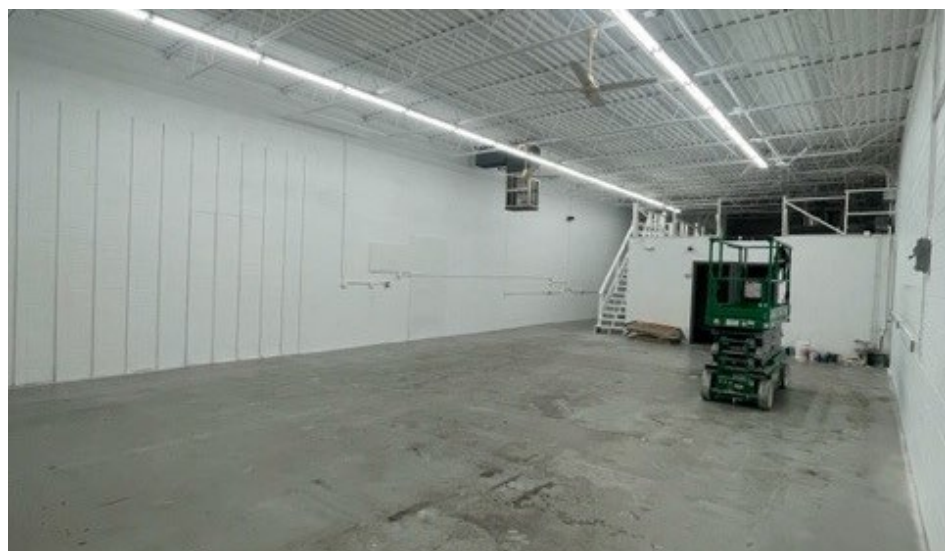
LOADING DOCKS

**8**

DRIVE-IN DOORS

## Capital Improvements in Progress:

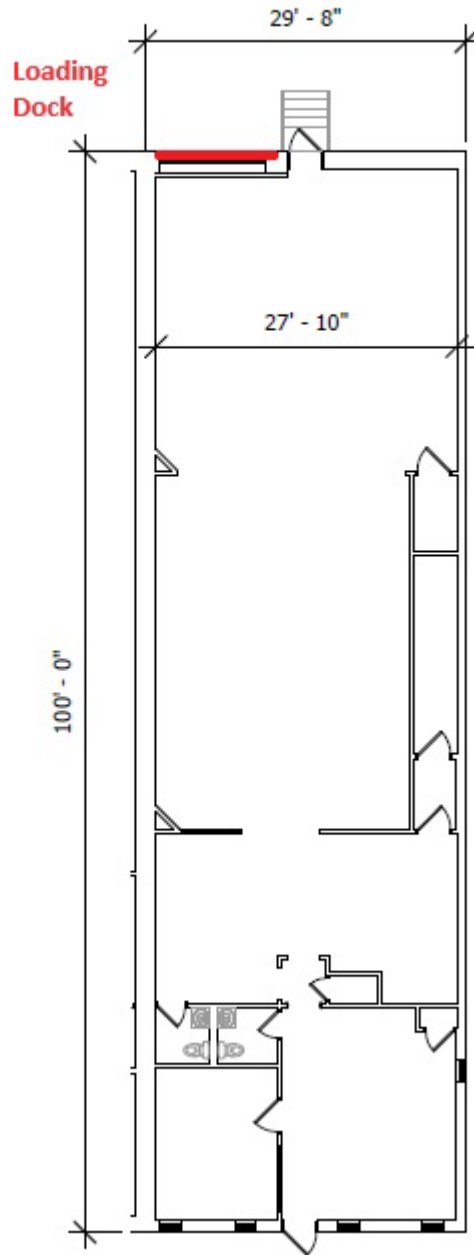
- New Landscaping
- New Paving
- New Signage
- New Roofing
- HVAC Upgrades



# 71

Tosca Drive, Stoughton

## 2,950 SF AVAILABLE

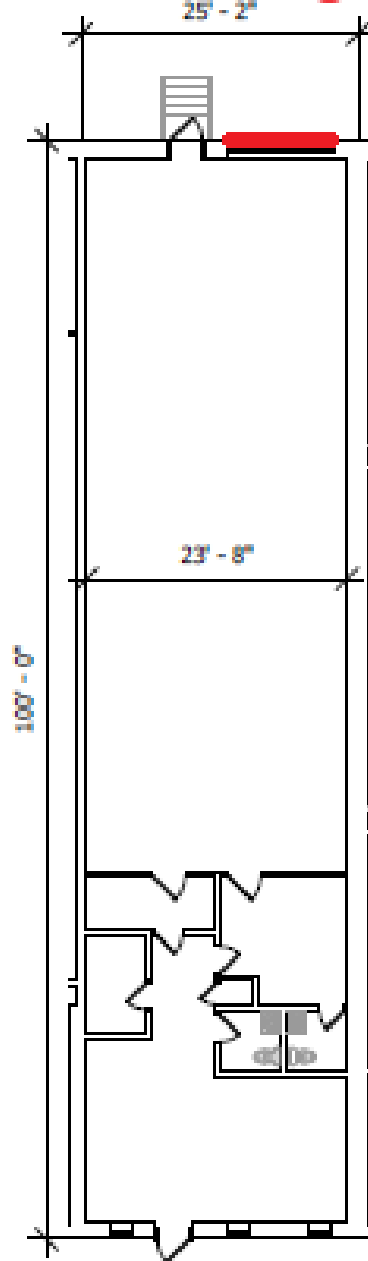


# 75

Tosca Drive, Stoughton

## 2,550 SF AVAILABLE

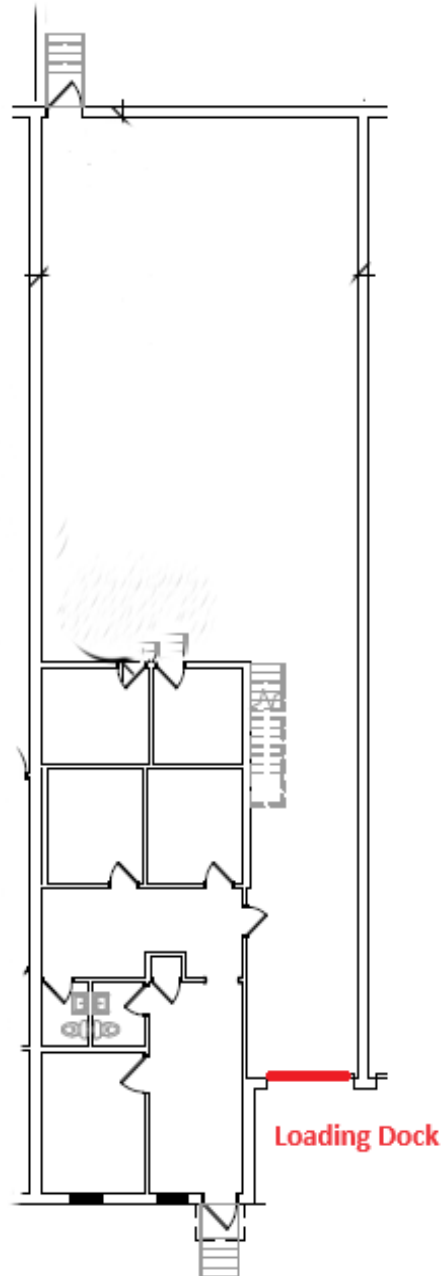
### Loading Dock



# 208

Tosca Drive, Stoughton

## 2,850 SF AVAILABLE

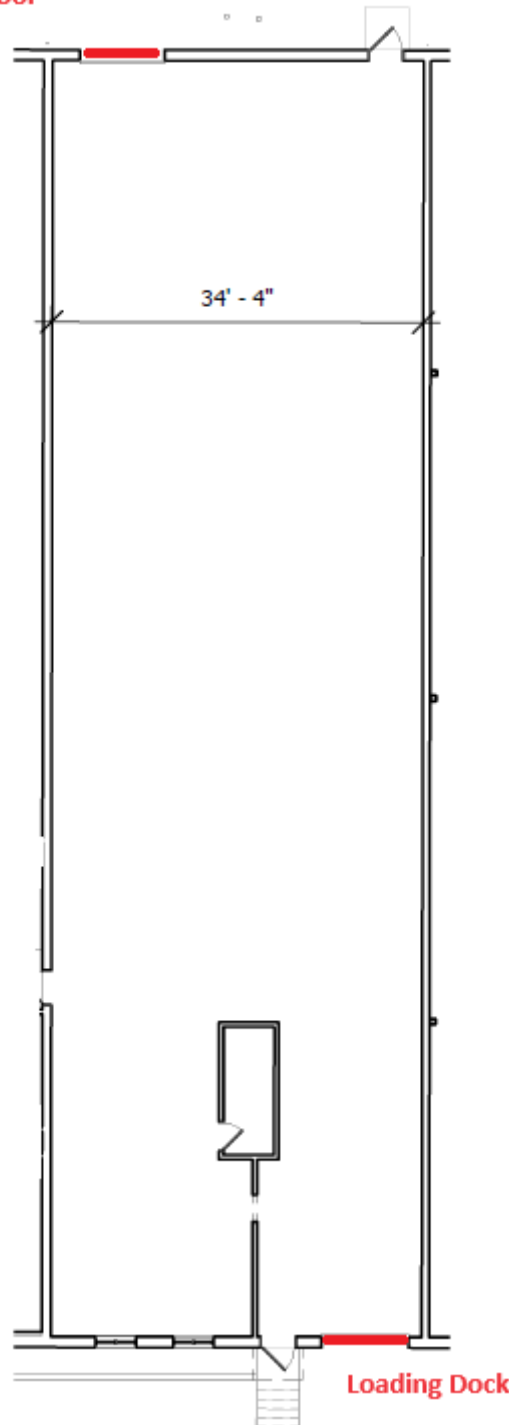


# 256

Tosca Drive, Stoughton

## 4,219 SF AVAILABLE

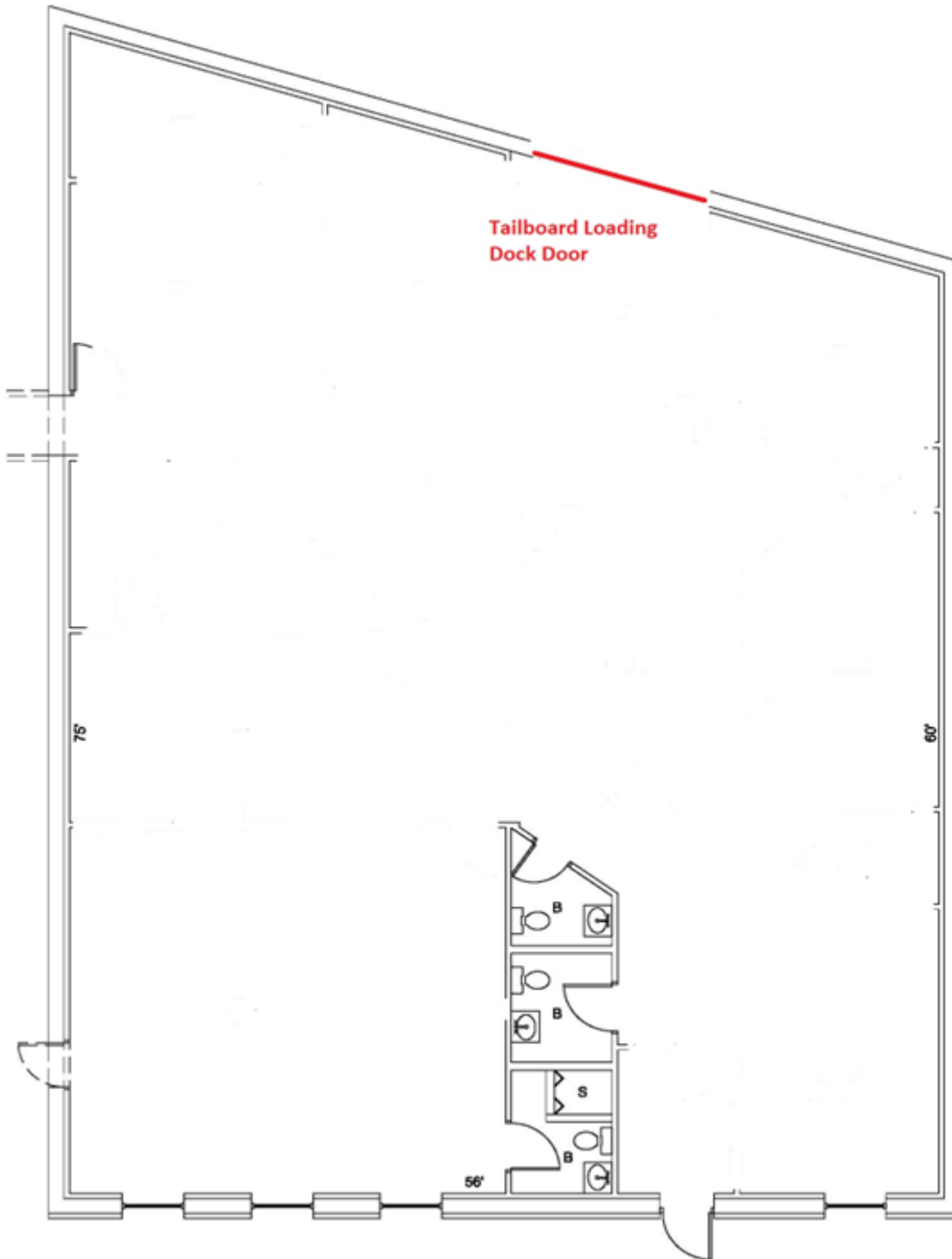
Grade Level  
Door



# 300F

## 3,900 SF AVAILABLE

Tosca Drive, Stoughton

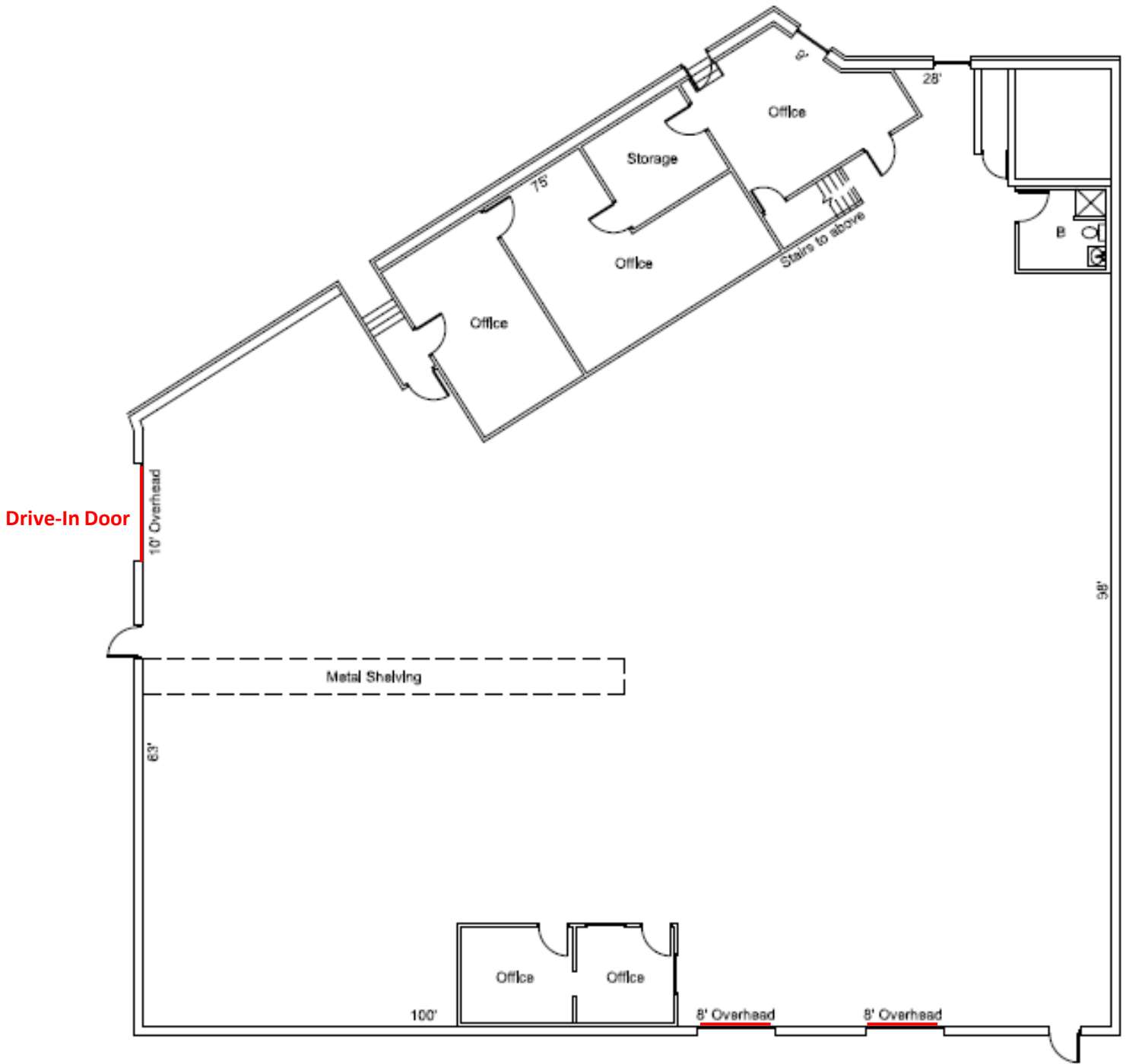




# 300R

Tosca Drive, Stoughton

## 9,100 SF AVAILABLE

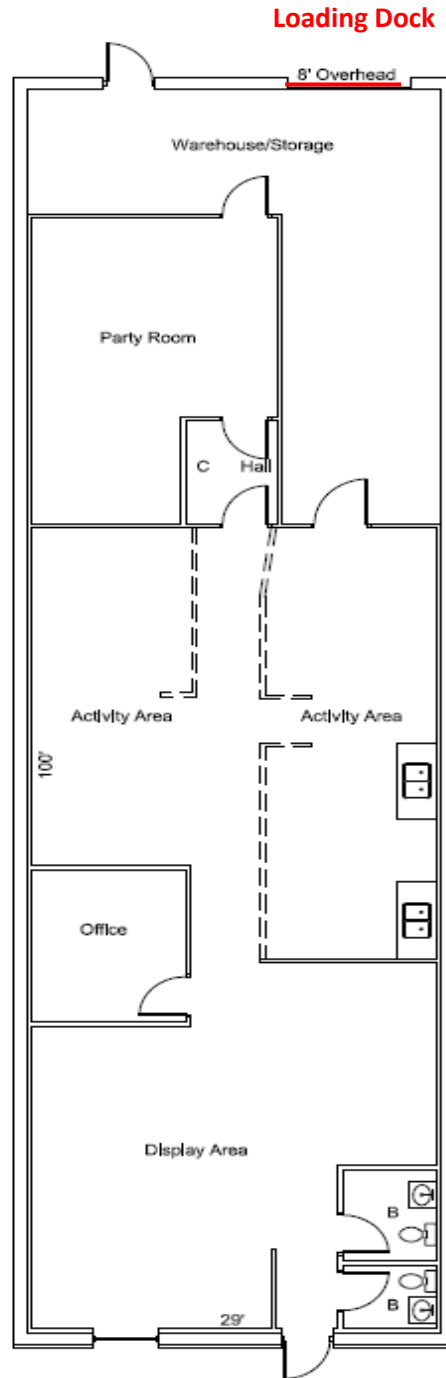


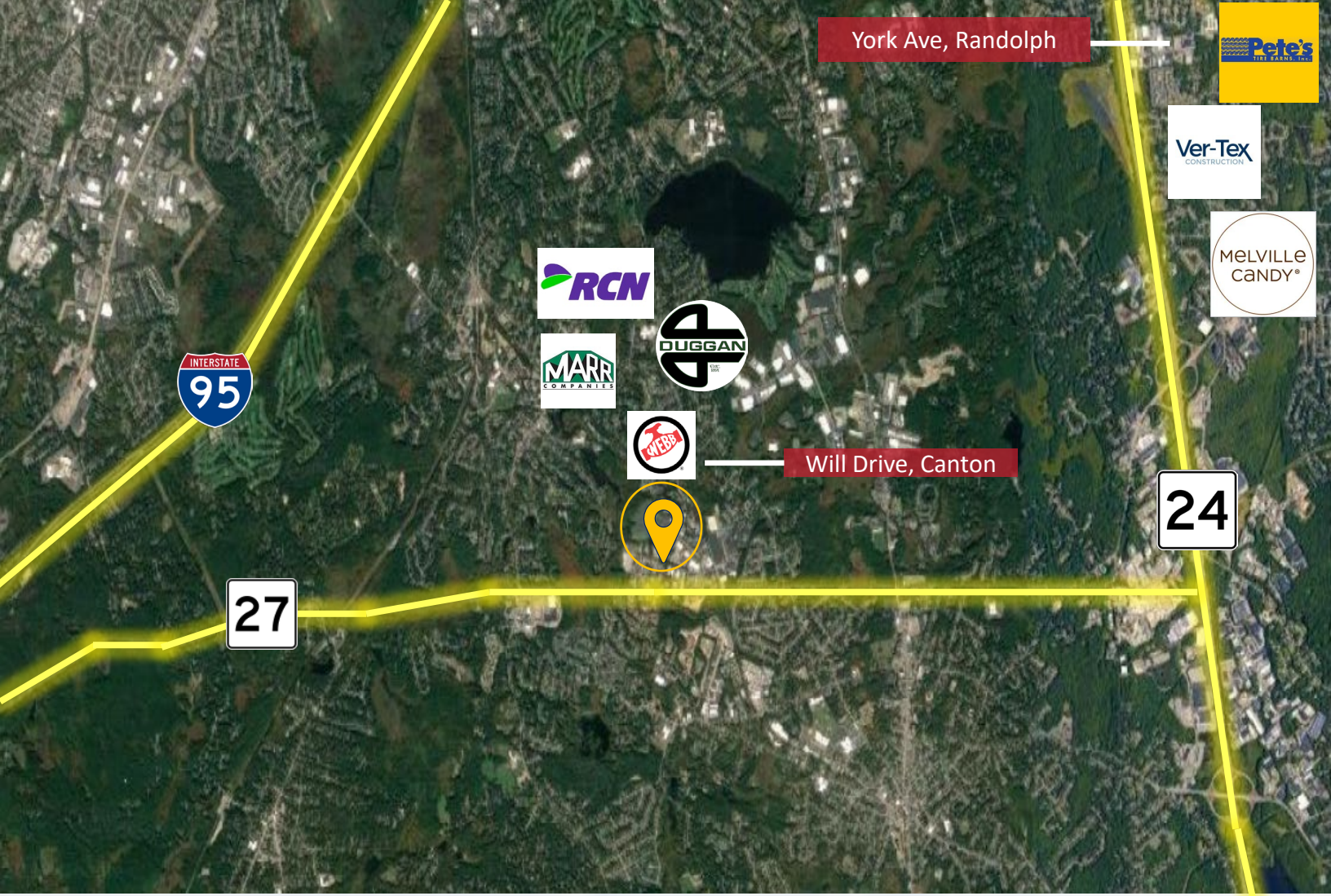
2 Loading Docks

# 312

Tosca Drive, Stoughton

## 2,800 SF AVAILABLE





York Ave, Randolph



Will Drive, Canton



**For more information please contact:**

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