

TOSCA DRIVE INDUSTRIAL PARK

STOUGHTON, MA

199,350 SF
2,250 - 4,219 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.

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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

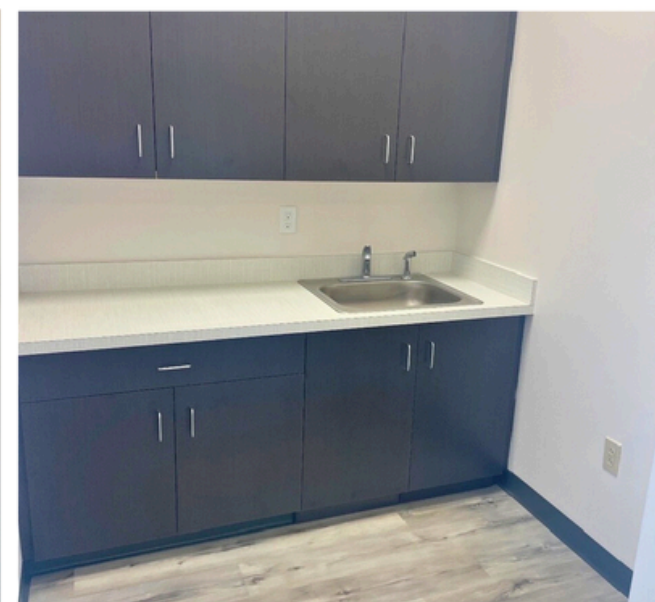
POWER

CAM & INSURANCE: \$2.59/SF

RE TAXES \$1.46/SF

ESTIMATED TOTAL: \$4.05/SF

ADDITIONAL EXPENSES





71-85 TOSCA DRIVE PROPERTY OVERVIEW

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



101-111 TOSCA DRIVE PROPERTY OVERVIEW

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



171-173 TOSCA DRIVE PROPERTY OVERVIEW

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



200-238 TOSCA DRIVE PROPERTY OVERVIEW

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



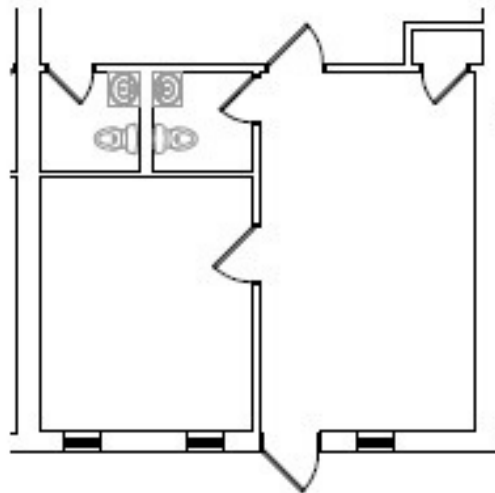
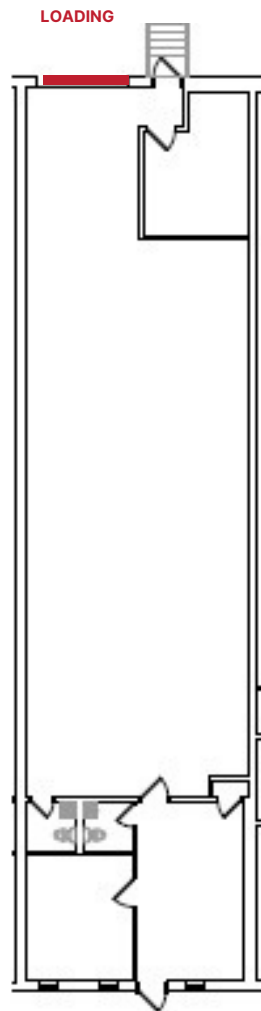
250-280 TOSCA DRIVE PROPERTY OVERVIEW

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



290-310 TOSCA DRIVE PROPERTY OVERVIEW

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



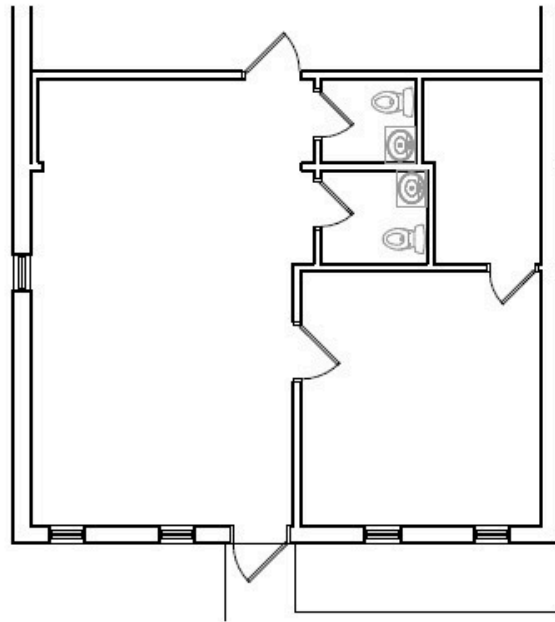
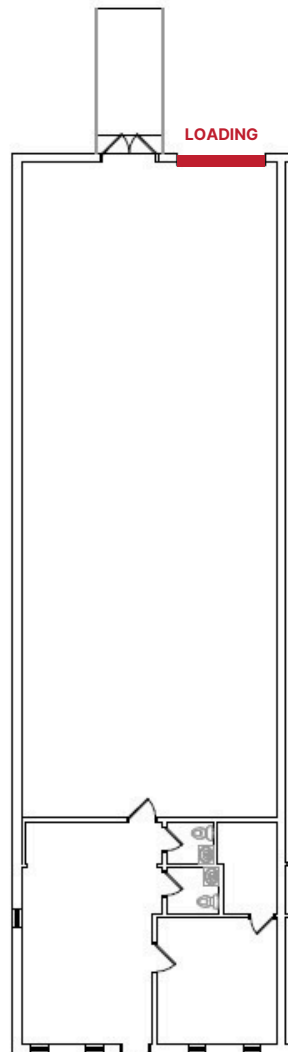
77 TOSCA DRIVE

AVAILABLE: 2,500 SF

OFFICE: 538 SF

WAREHOUSE: 1,962 SF

LOADING: (1) LOADING DOCK



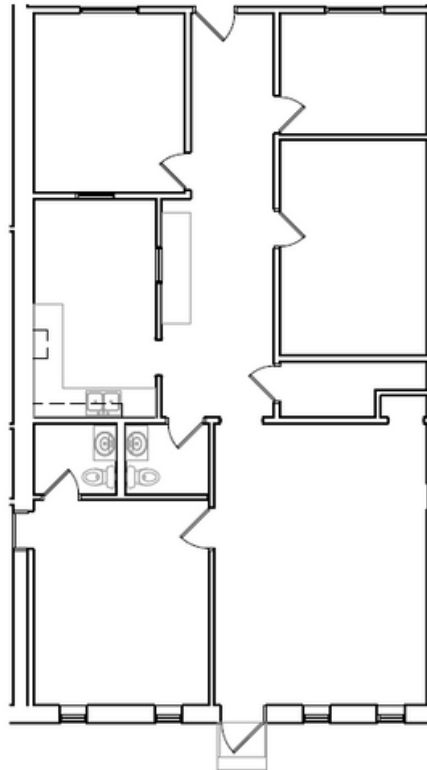
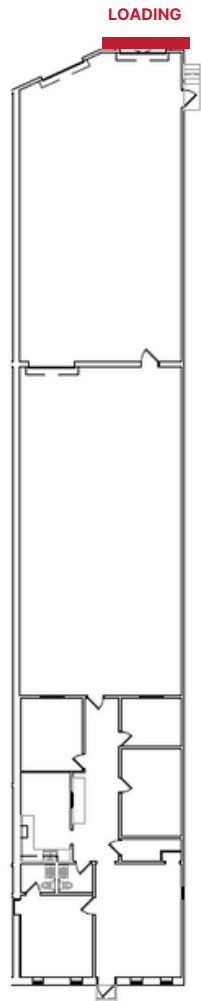
85 TOSCA DRIVE

AVAILABLE: 3,000 SF

OFFICE: 781 SF

WAREHOUSE: 2,219 SF

LOADING: (1) LOADING DOCK



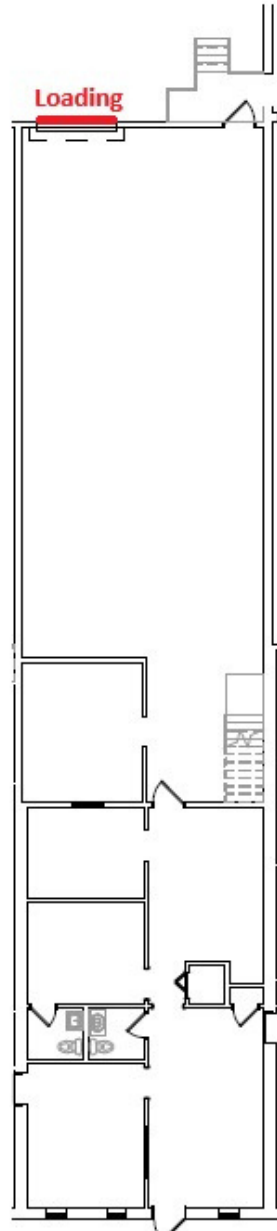
101 TOSCA DRIVE

AVAILABLE: 4,950 SF

OFFICE: 1,530 SF

WAREHOUSE: 3,420 SF

LOADING: (1) LOADING DOCK



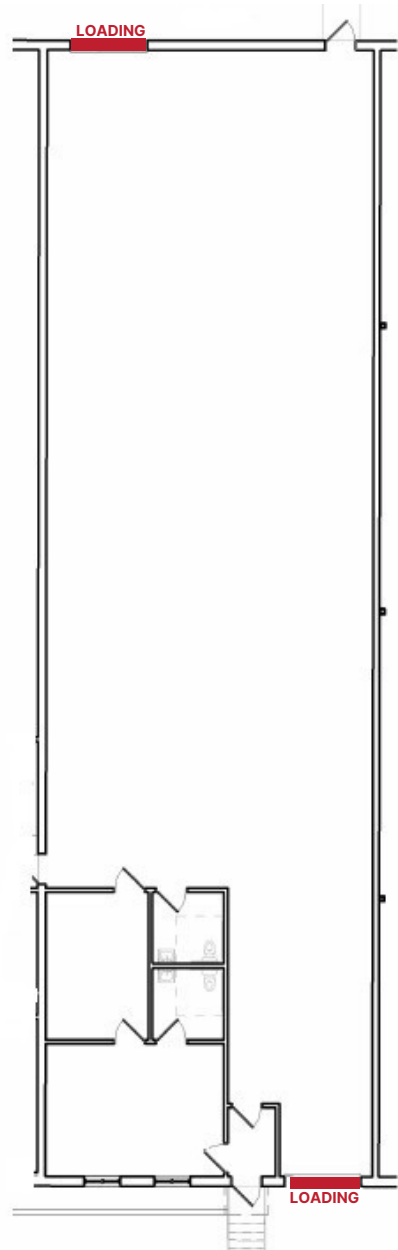
105 TOSCA DRIVE

AVAILABLE: 2,750

OFFICE: 1,039 SF

WAREHOUSE: 1,711 SF

LOADING: (1) LOADING DOCK



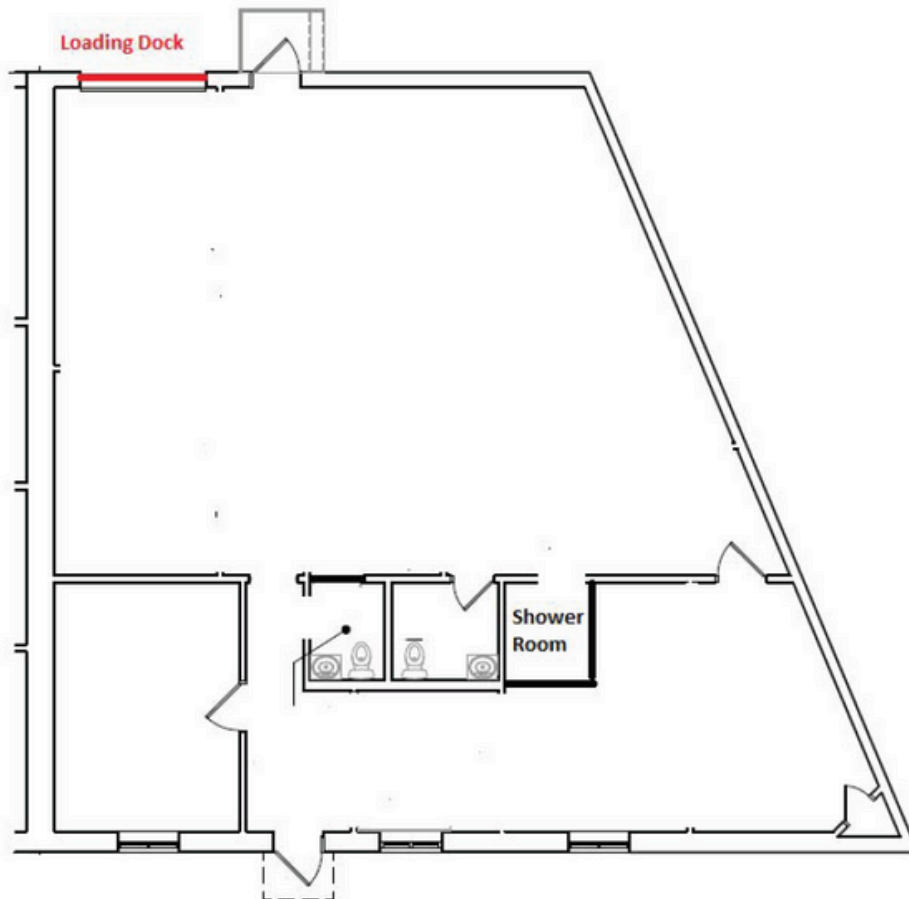
256 TOSCA DRIVE

AVAILABLE: 4,219 SF

OFFICE: 1,102 SF

WAREHOUSE: 3,117 SF

LOADING: (1) ONE GRADE LEVEL
(1) ONE DRIVE-IN



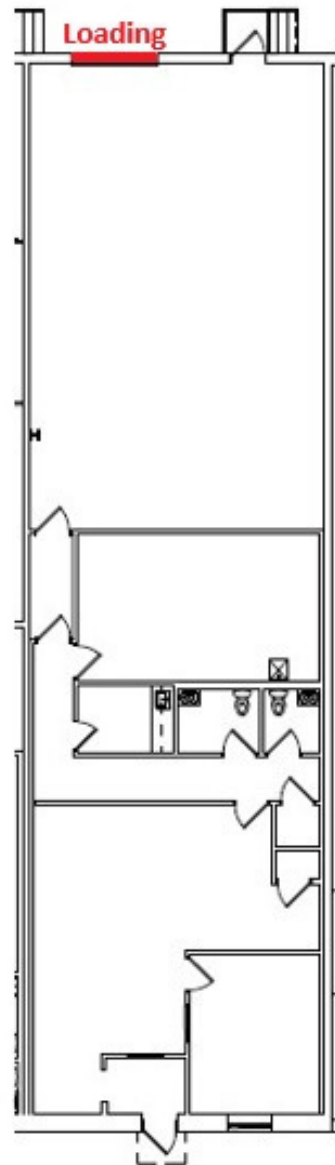
290 TOSCA DRIVE

AVAILABLE: 2,250 SF

OFFICE: 900 SF

WAREHOUSE: 1,350 SF

LOADING: (1) LOADING DOCK



308 TOSCA DRIVE

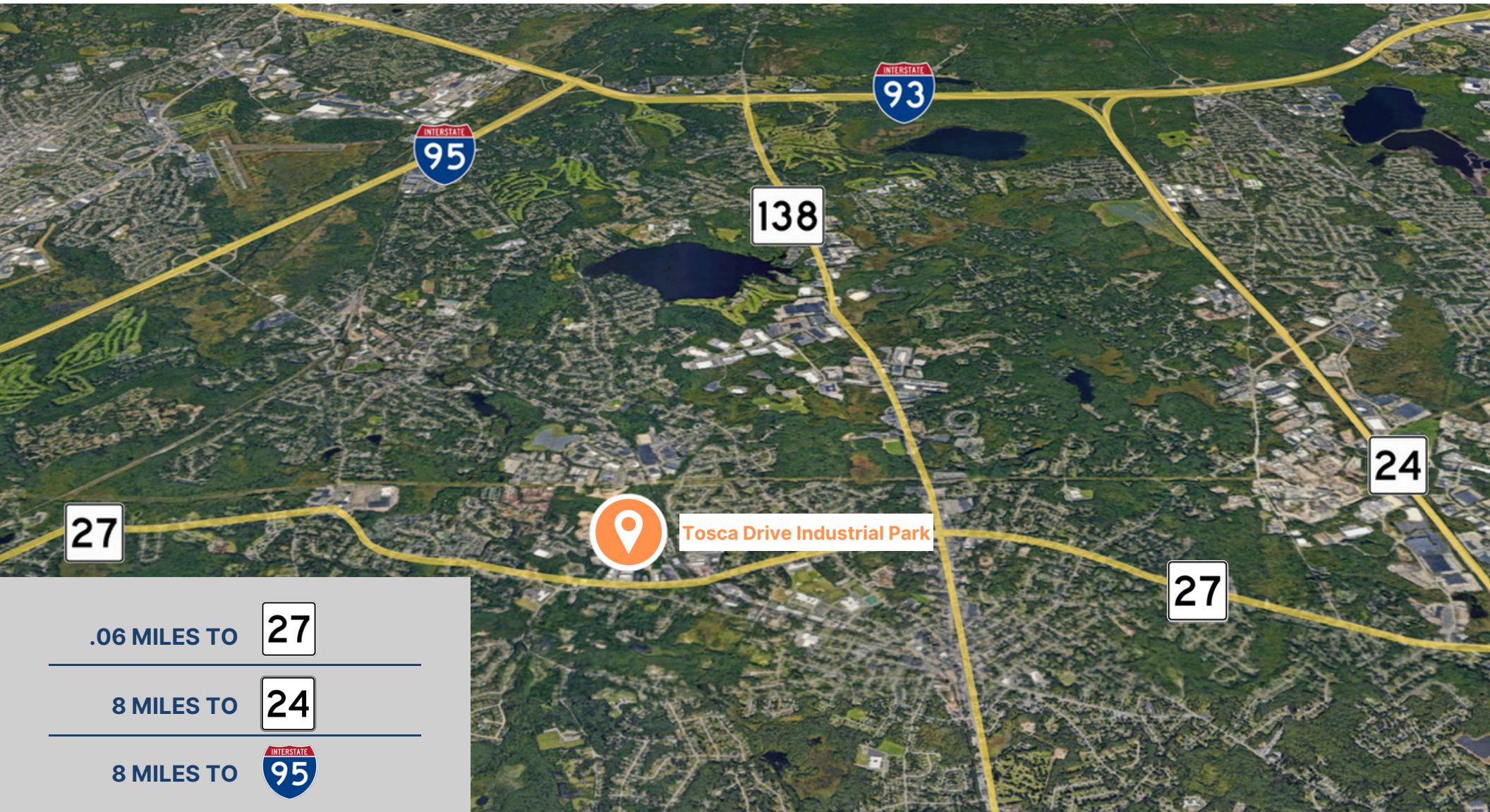
AVAILABLE: 2,820 SF

OFFICE: 1,559 SF

WAREHOUSE: 1,261 SF

LOADING: (1) LOADING DOCK

LOCATION & ACCESS



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