

31,117,131 TOSCA DRIVE STOUGHTON, MA

FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

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31 TOSCA DRIVE PROPERTY OVERVIEW

BUILDING SIZE:	24,760 SF
LAND AREA:	1.71 Acres
YEAR BUILT:	1970
CONSTRUCTION:	Corrugated Steel
PARKING:	37 Spots + Truck Parking
ZONING:	Industrial
WATER & SEWER:	Town of Stoughton
HVAC:	Heat in warehouse. Heat and AC in office.
CAM:	\$1.50/SF
INSURANCE:	\$0.19/SF
RE Taxes:	\$1.37/SF
ESTIMATED TOTAL:	\$3.06/SF
CLEAR HEIGHT:	12'-18'
LOADING:	8 Loading Docks <i>*Potential to Add a Drive-in Door</i>
POWER:	800 AMP 208V
RENTAL RATE:	\$13/SF NNN



117 TOSCA DRIVE PROPERTY OVERVIEW

BUILDING SIZE:	19,910 SF
LAND AREA:	1.62 Acres
YEAR BUILT:	1972
CONSTRUCTION:	Concrete Block
PARKING:	24 Spots + Truck Parking
ZONING:	Industrial
WATER & SEWER:	Town of Stoughton
HVAC:	Heat in warehouse. Heat and AC in office.
CAM:	\$1.85/SF
INSURANCE:	\$0.17/SF
RE Taxes:	\$1.56/SF
ESTIMATED TOTAL:	\$3.27/SF
CLEAR HEIGHT:	17' 8"
LOADING:	5 Loading Docks 2 Drive In Doors
POWER:	800 AMP 208V
RENTAL RATE:	\$13/SF NNN

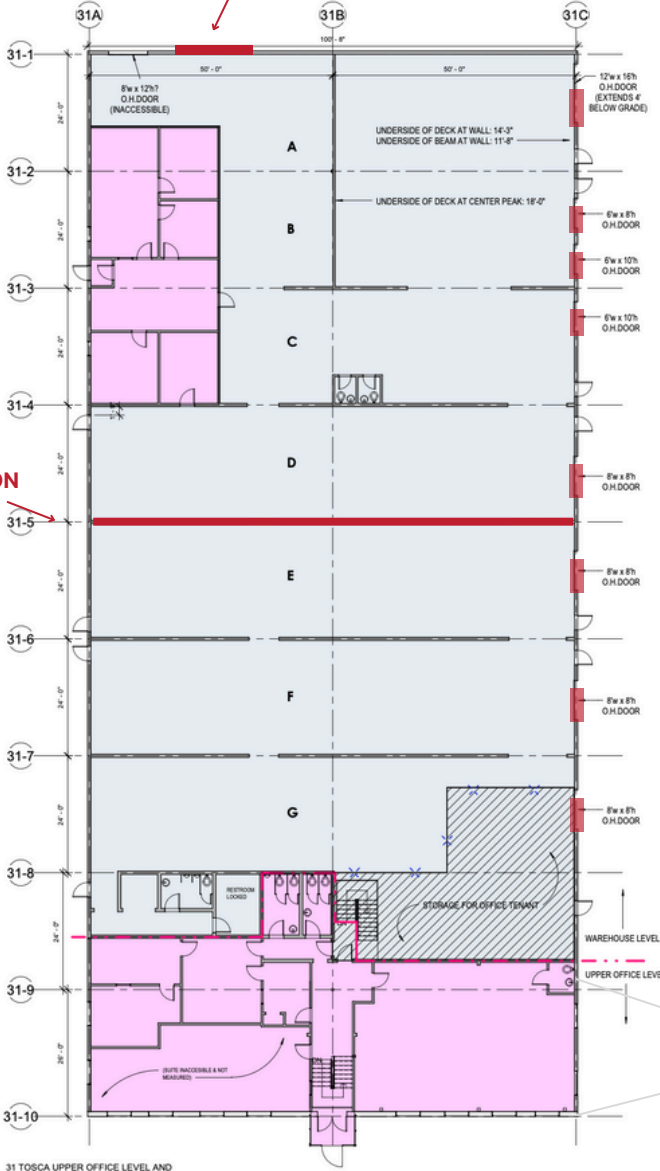


131 TOSCA DRIVE PROPERTY OVERVIEW

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
HVAC:	Heat 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

31 TOSCA DRIVE

POTENTIAL DRIVE-IN DOOR



POTENTIAL SUBDIVISION
APPROX. 10,000 SF

LOADING DOCKS

24,760 SF (Subdividable)

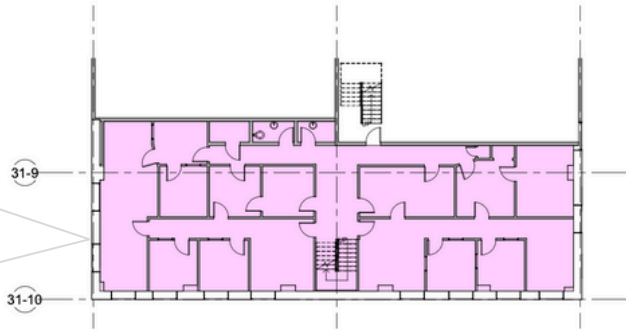
8,212 SF OFFICE

16,548 SF WAREHOUSE

BUILDING INFORMATION:

- 8 LOADING DOCKS
- 1 DRIVE-IN
- 15 TRUCK PARKING SPOTS
- OUTDOOR STORAGE

LOWER LEVEL: 3,138 SF OFFICE/R&D



WINDOWLINE

31 TOSCA UPPER OFFICE LEVEL AND WAREHOUSE
② 3/32" = 1'-0"

31 TOSCA LOWER OFFICE LEVEL
① 3/32" = 1'-0"

117 TOSCA DRIVE

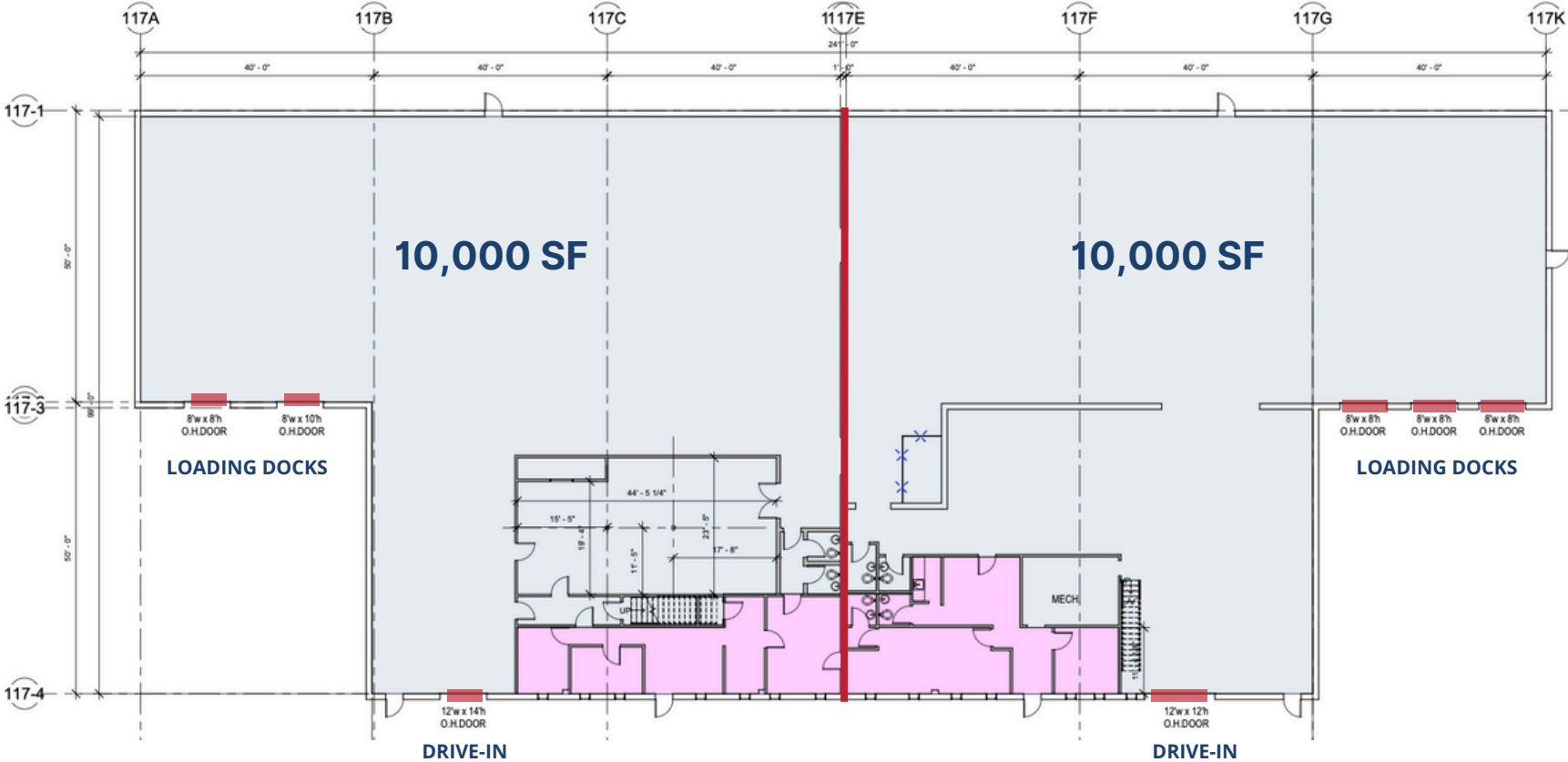
19,910 SF (Subdividable)

1,608 SF OFFICE

18,302 SF WAREHOUSE

BUILDING INFORMATION:

- 5 LOADING DOCKS
- 2 DRIVE-INS
- 5 TRUCK PARKING SPOTS



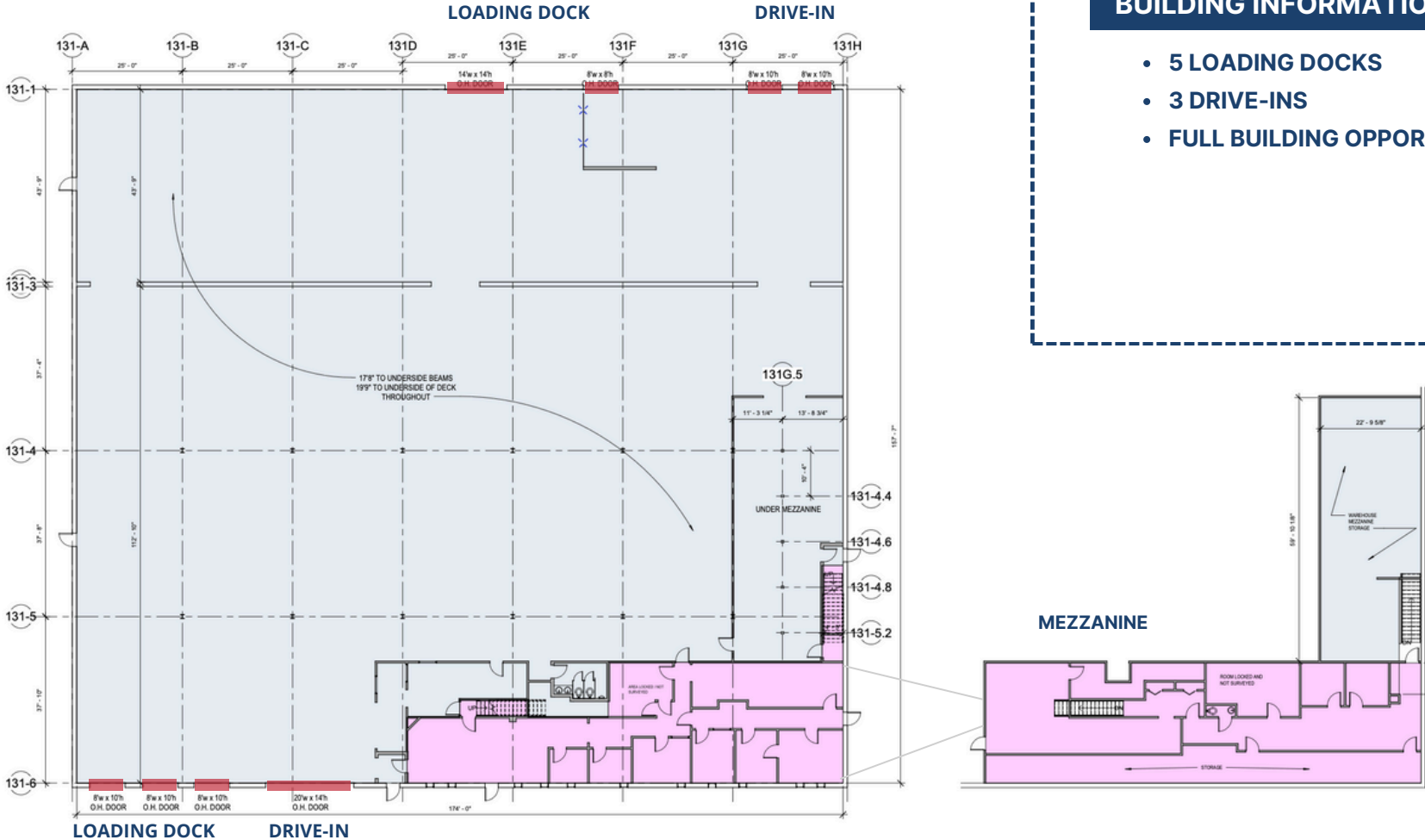
131 TOSCA DRIVE

31,309 SF

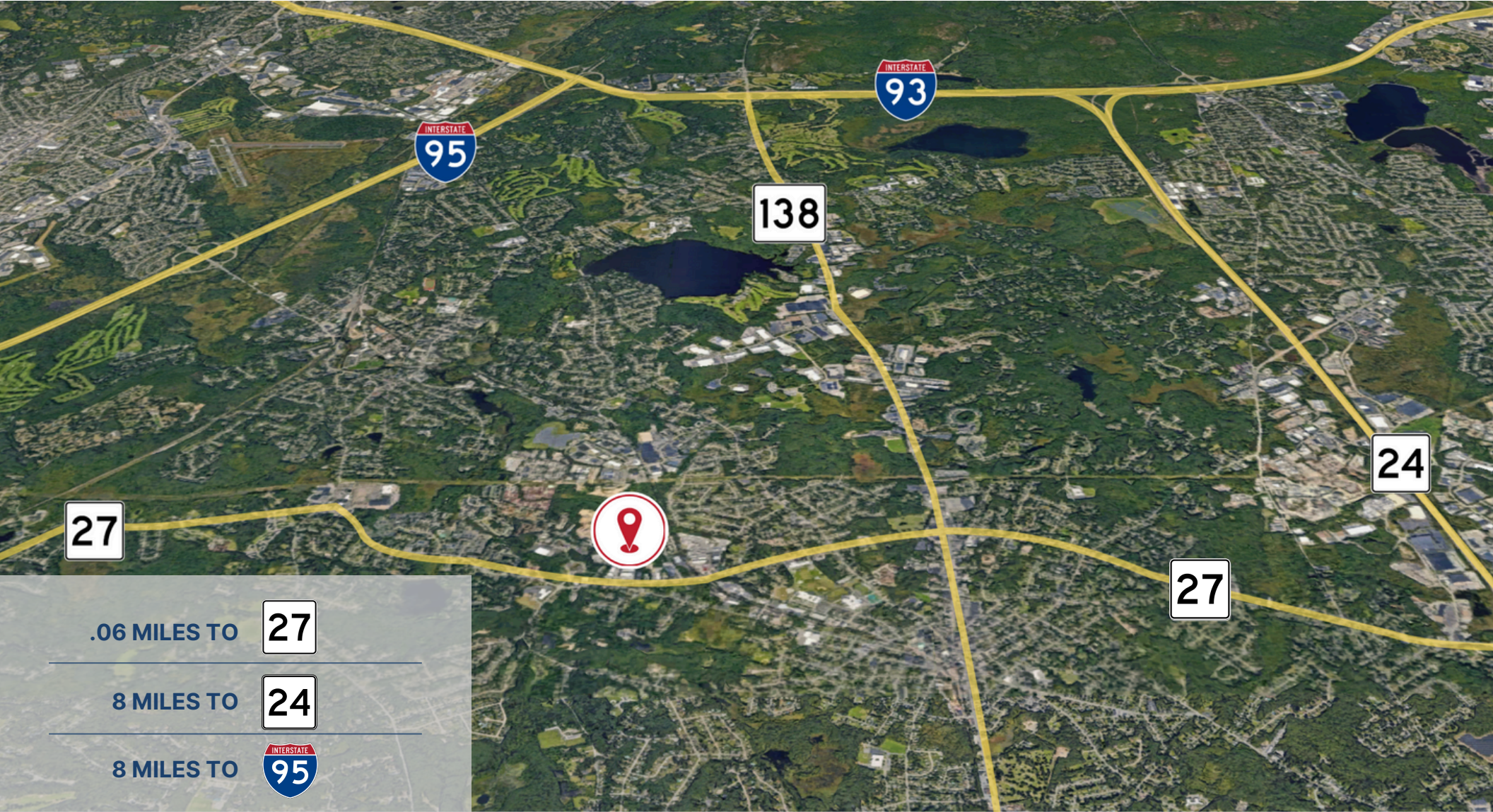
- 4,930 SF OFFICE**
- 26,379 SF WAREHOUSE**

BUILDING INFORMATION:

- 5 LOADING DOCKS
- 3 DRIVE-INS
- FULL BUILDING OPPORTUNITY



LOCATION & ACCESS



.06 MILES TO

27

8 MILES TO

24

8 MILES TO

95

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