

31,117,131 TOSCA DRIVE STOUGHTON, MA

FOR LEASE



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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.

CLEAR HEIGHT:	12'-18'
LOADING:	7 Loading Docks 1 Drive In Door
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.

CLEAR HEIGHT:	17' 8"
LOADING:	5 Loading Docks 2 Drive In Doors
POWER:	800 AMP 208V
RENTAL RATE:	\$13/SF NNN



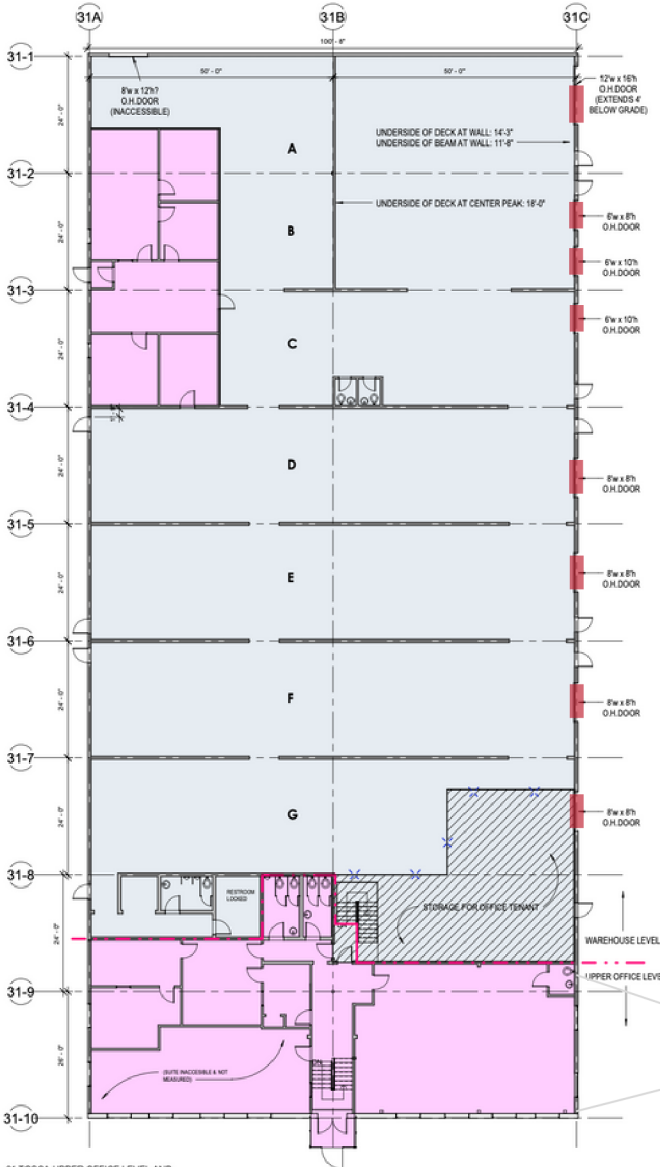
131 TOSCA DRIVE

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.

CLEAR HEIGHT:	17' 8"
LOADING:	5 Loading Docks 3 Drive in Doors
POWER:	800 AMP 208V
RENTAL RATE:	\$13/SF NNN

31 TOSCA DRIVE



DRIVE-IN

LOADING DOCKS

24,760 SF (Subdividable)

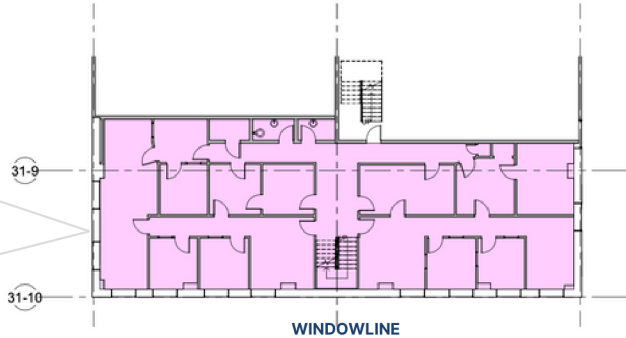
8,212 SF OFFICE

16,548 SF WAREHOUSE

BUILDING INFORMATION:

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

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



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

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

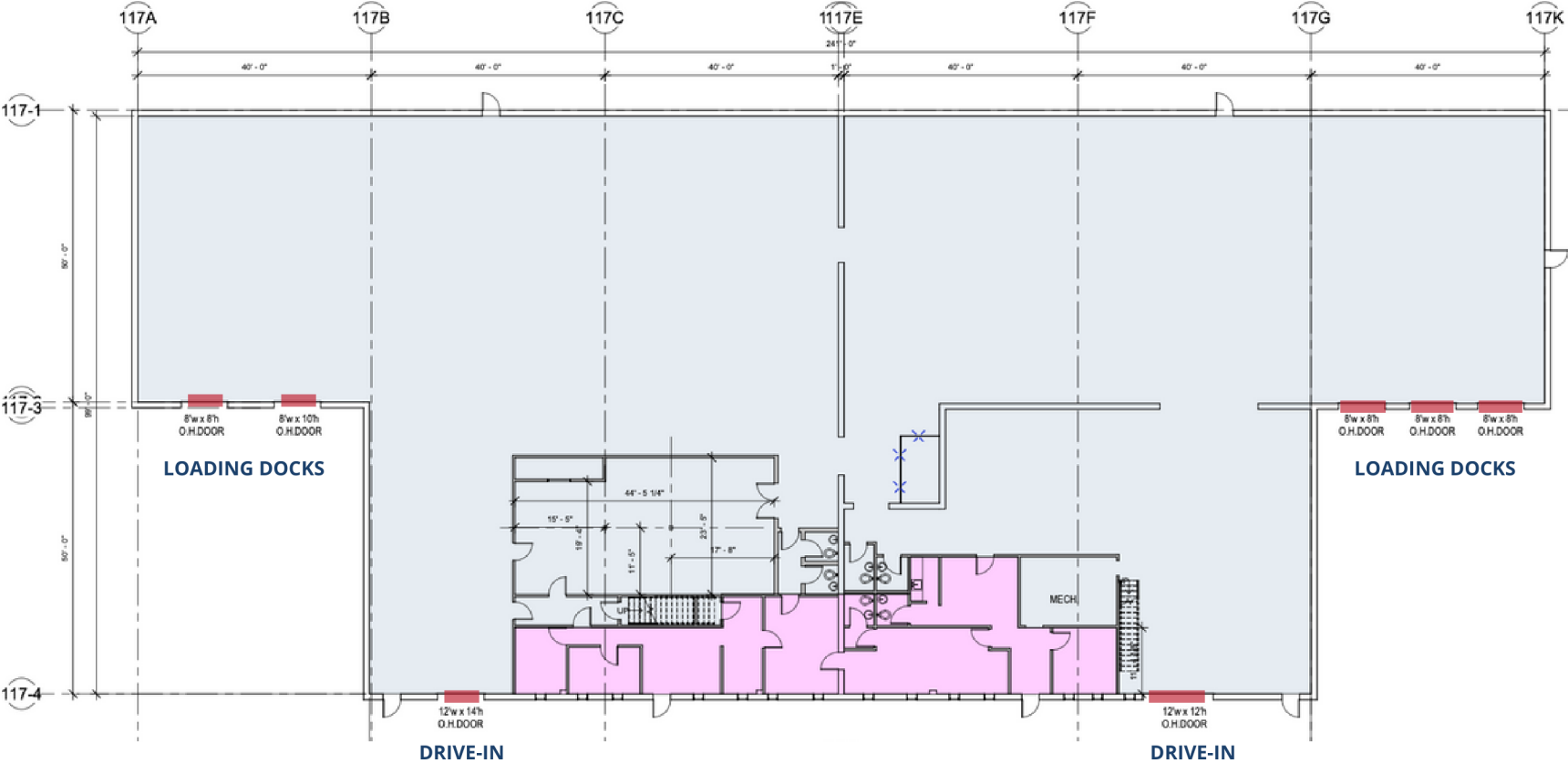
117 TOSCA DRIVE

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

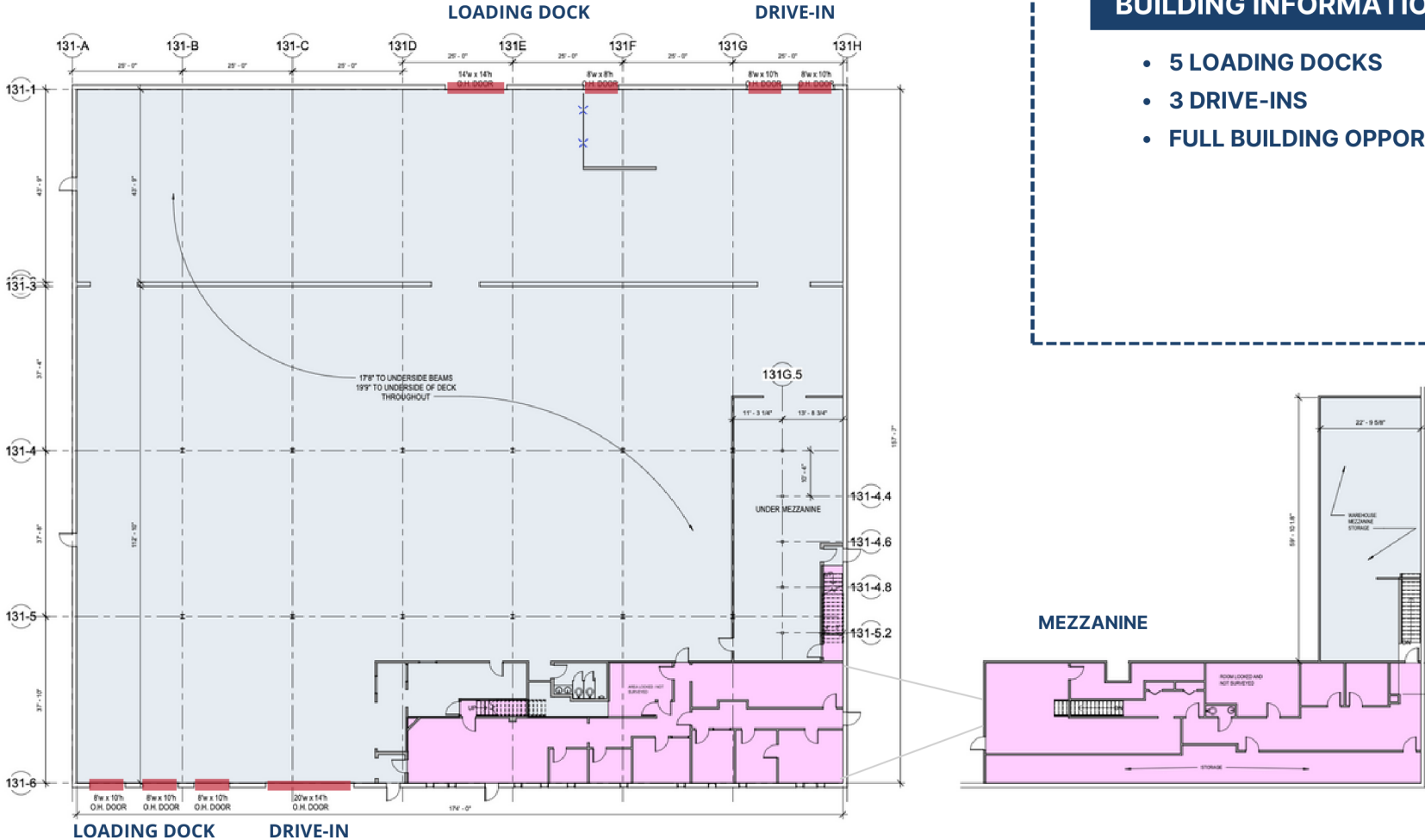
31,309 SF

4,930 SF OFFICE

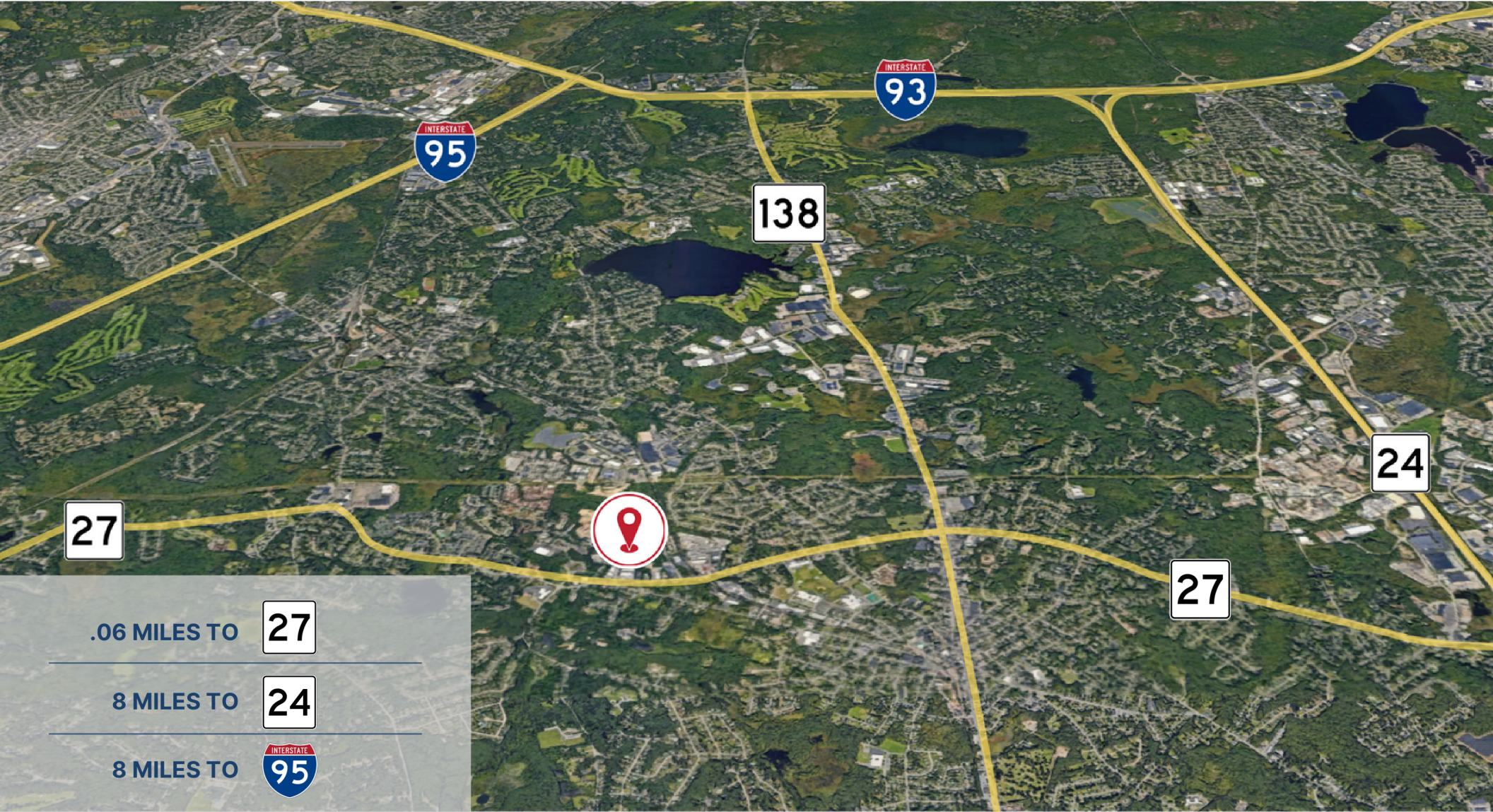
26,379 SF WAREHOUSE

BUILDING INFORMATION:

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



LOCATION & ACCESS



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