

**117 TOSCA DRIVE  
STOUGHTON, MA**

**10,000 SF FOR LEASE  
LOADING DOCKS AND DRIVE-IN | FULL HVAC**



**R.W. HOLMES**  
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## FULL HVAC | 3 DOCKS + 1 DRIVE-IN DOOR

|                               |                          |
|-------------------------------|--------------------------|
| <b>AVAILABLE SPACE</b>        | 9,955 SF                 |
| <b>LAND AREA</b>              | 1.62 Acres               |
| <b>YEAR BUILT</b>             | 1972                     |
| <b>CONSTRUCTION</b>           |                          |
| <b>TOTAL BUILDING PARKING</b> | 24 Spots + Truck Parking |
| <b>ZONING</b>                 | Industrial               |
| <b>WATER &amp; SEWER</b>      | Town of Stoughton        |

|                        |  |
|------------------------|--|
| <b>HVAC</b>            | Heat in warehouse.<br>Heat and AC in office. |
| <b>CAM</b>             | \$1.85/SF                                    |
| <b>INSURANCE</b>       | \$0.17/SF                                    |
| <b>RE TAXES</b>        | \$1.56/SF                                    |
| <b>ESTIMATED TOTAL</b> | \$3.27/SF                                    |
| <b>CLEAR HEIGHT</b>    | 17' 8"                                       |
| <b>LOADING</b>         | 3 Loading Docks<br>1 Drive In Door           |
| <b>POWER</b>           | 800 AMP<br>208V                              |

**RENTAL RATE: \$13/SF NNN**

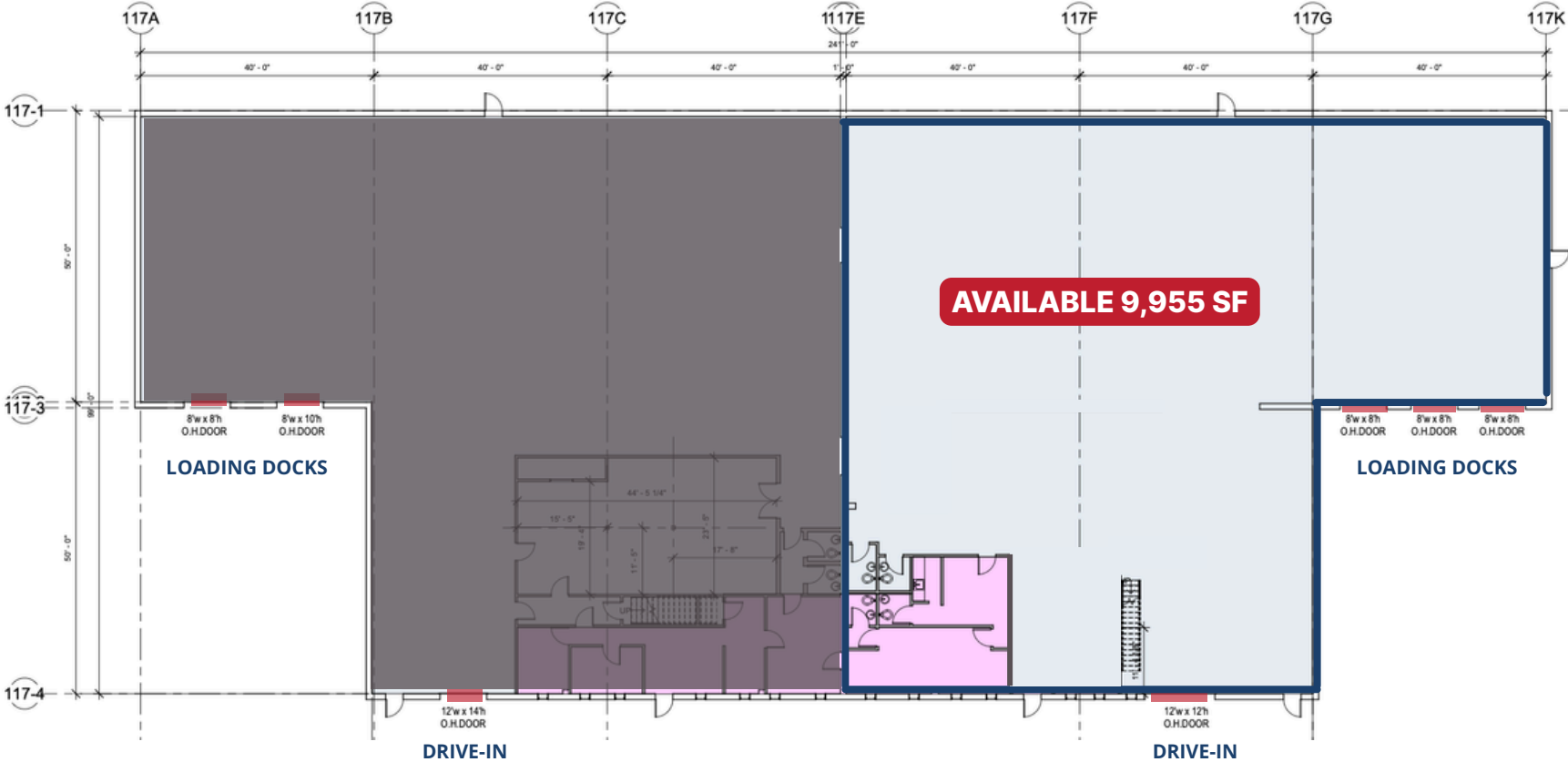
# 117 TOSCA DRIVE

**9,955 SF** (Subdividable)

- 1,500 SF OFFICE
- 8,455 SF WAREHOUSE

**AVAILABLE**

- 3 LOADING DOCKS
- 1 DRIVE-IN
- 5 TRUCK PARKING SPOTS



# LOCATION & ACCESS

