

TOSCA DRIVE INDUSTRIAL PARK STOUGHTON, MA

199,350 SF
2,900 - 11,400 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, façade, parking areas, and white box vacant suites.

R.W. HOLMES
COMMERCIAL REAL ESTATE

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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

ESTIMATED TOTAL: \$4.05

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.



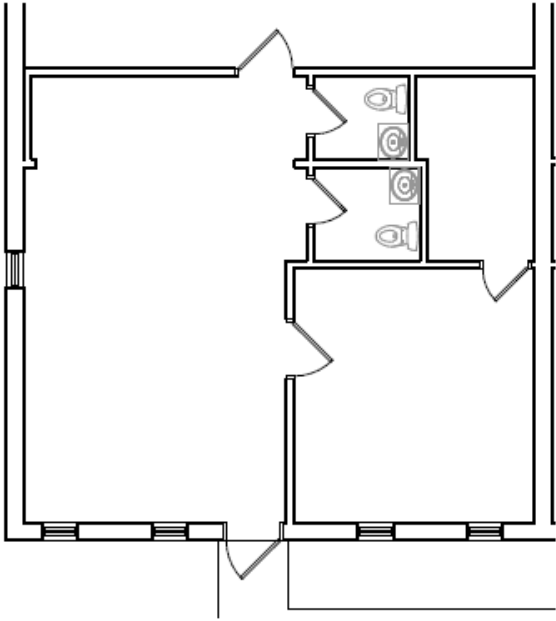
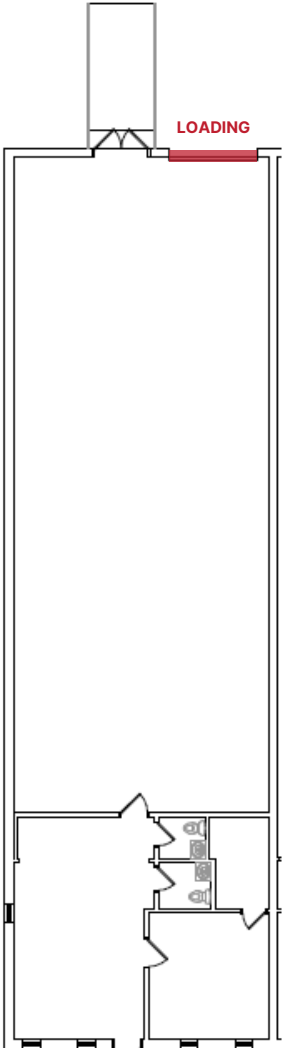
250-280 TOSCA DRIVE
PROPERTY OVERVIEW

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.



290-31 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.



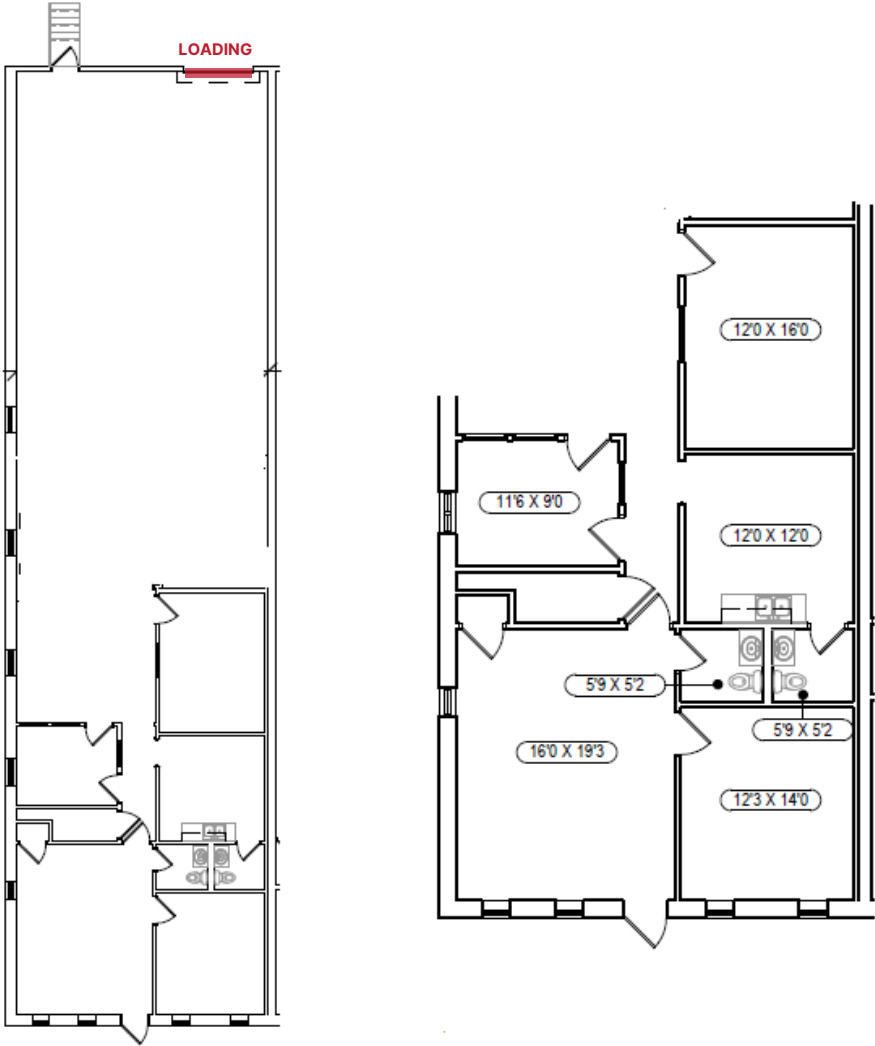
85 TOSCA DRIVE

AVAILABLE: 3,000 SF

OFFICE: 781 SF

WAREHOUSE: 2,219 SF

LOADING: 1 (ONE) LOADING DOCK



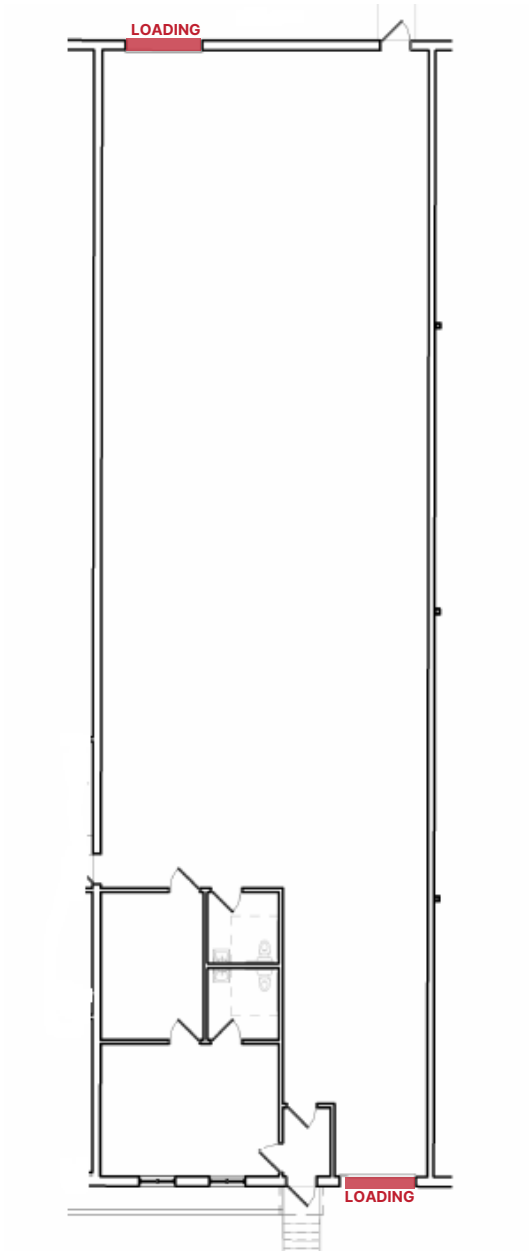
111 TOSCA DRIVE

AVAILABLE: 3,300 SF

OFFICE: 1,413 SF

WAREHOUSE: 1,887 SF

LOADING: 1 (ONE) LOADING DOCK



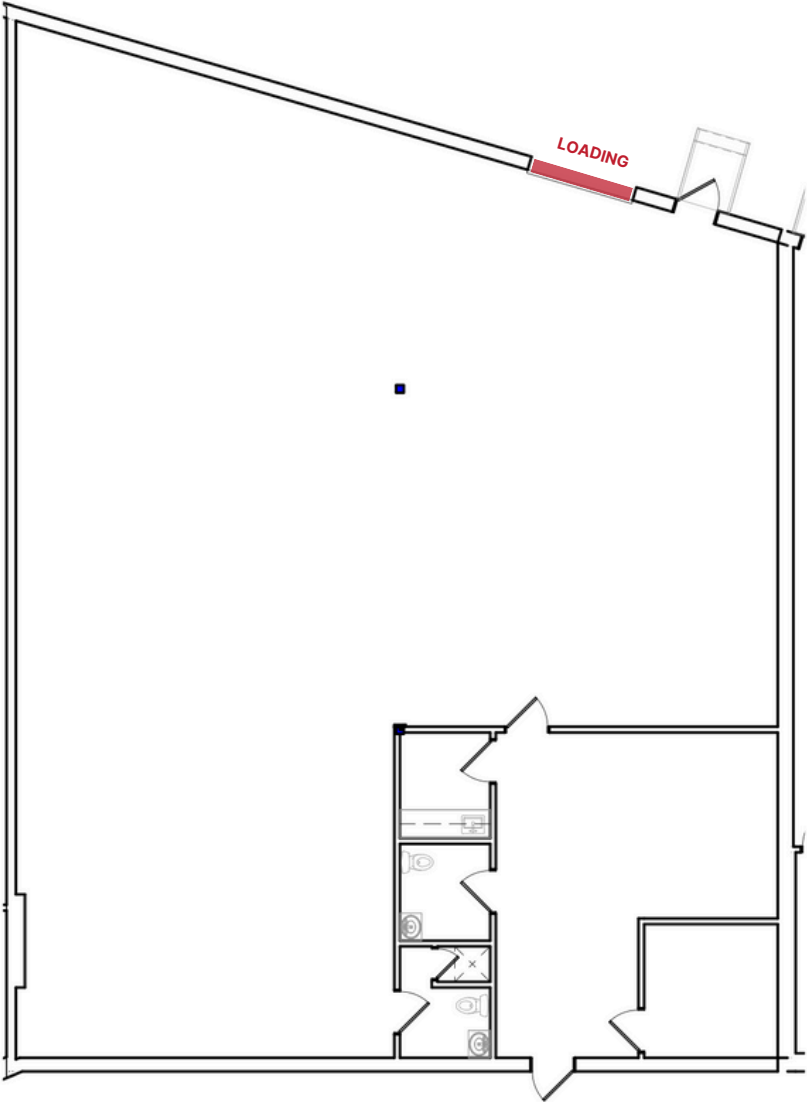
256 TOSCA DRIVE

AVAILABLE: 4,219 SF

OFFICE: 1,102 SF

WAREHOUSE: 3,117 SF

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



300F TOSCA DRIVE

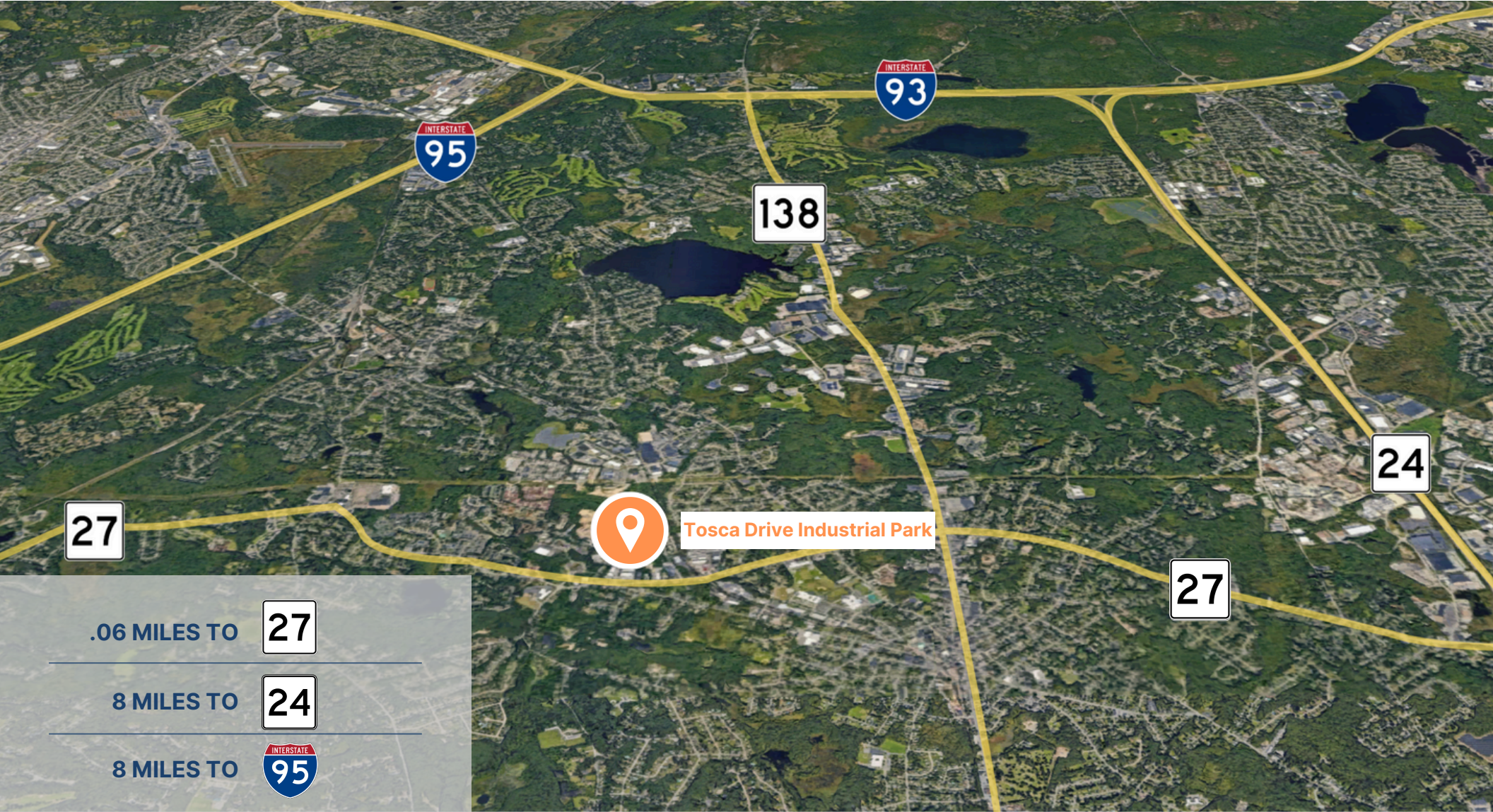
AVAILABLE: 3,900 SF

OFFICE: 722 SF

WAREHOUSE: 3,178 SF

LOADING: 1 (ONE) LOADING DOCK

LOCATION & ACCESS



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