

TOSCA DRIVE INDUSTRIAL PARK

STOUGHTON, MA

2,500–4,950 SF 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.

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PROPERTY OVERVIEW

199,350 SF

TOTAL SQUARE FEET

UPDATED FAÇADE

NEW LANDSCAPE

NEW PAVING

NEW ROOFING

HVAC UPDATES

CAPITAL IMPROVEMENTS

EVERSOURCE

NATIONAL GRID

GAS & UTILITIES

200 AMP | 280 VOLTS

POWER



ADDITIONAL EXPENSES

CAM & INSURANCE: \$2.59/SF

RE TAXES \$1.46/SF

ESTIMATED TOTAL: \$4.05/SF



71-85 TOSCA DRIVE

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

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

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



250–280 TOSCA DRIVE

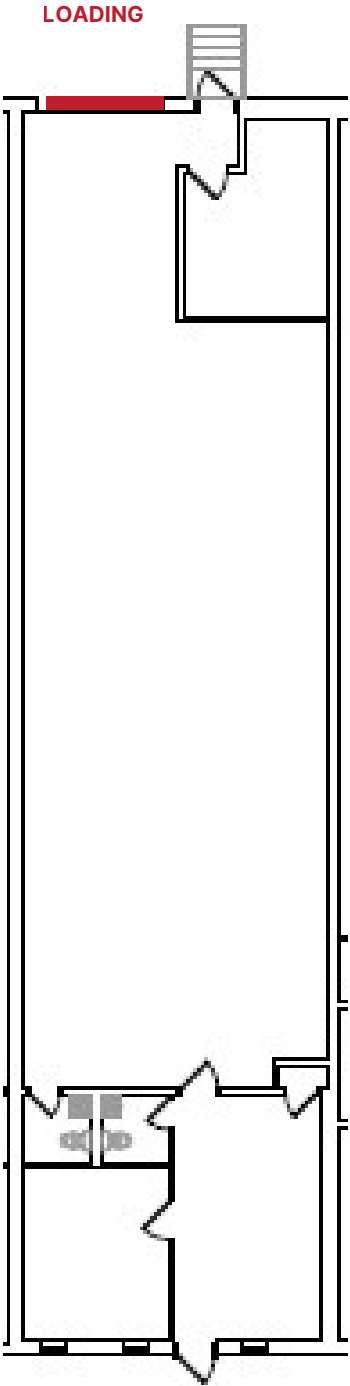


290–310 TOSCA DRIVE

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.

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.

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.



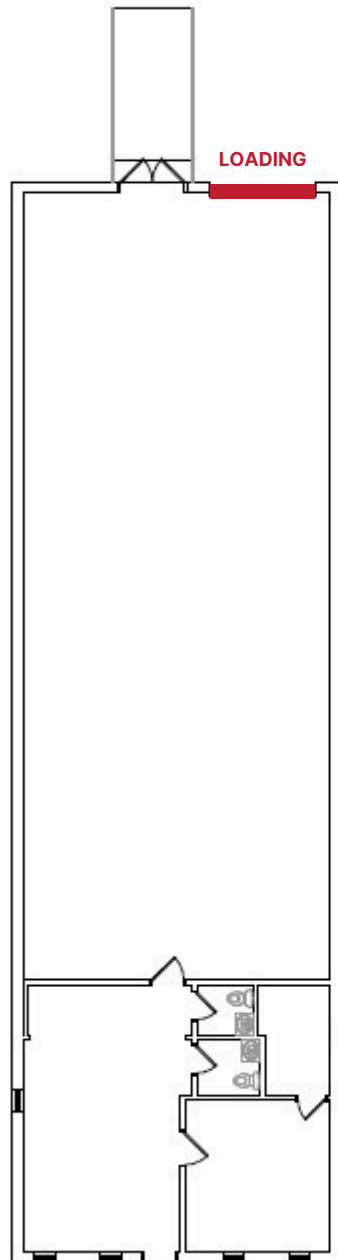
77 TOSCA DRIVE

AVAILABLE: 2,500 SF

OFFICE: 538 SF

WAREHOUSE: 1,962 SF

LOADING: (1) LOADING DOCK



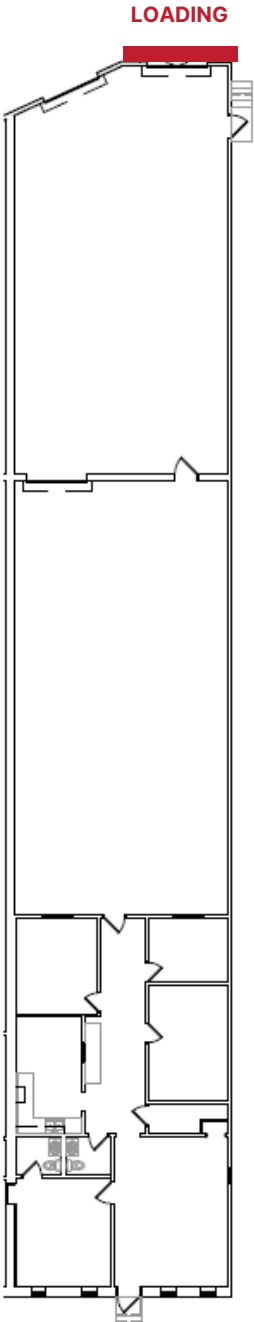
85 TOSCA DRIVE

AVAILABLE: 3,000 SF

OFFICE: 781 SF

WAREHOUSE: 2,219 SF

LOADING: (1) LOADING DOCK



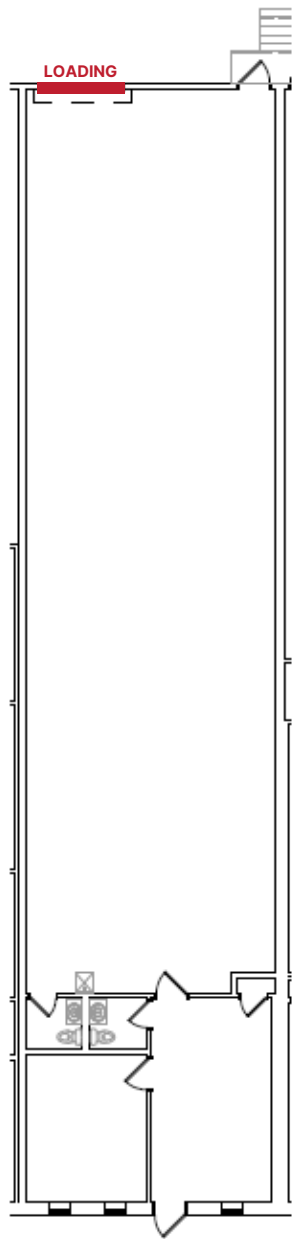
101 TOSCA DRIVE

AVAILABLE: 4,950 SF

OFFICE: 1,530 SF

WAREHOUSE: 3,420 SF

LOADING: (1) LOADING DOCK



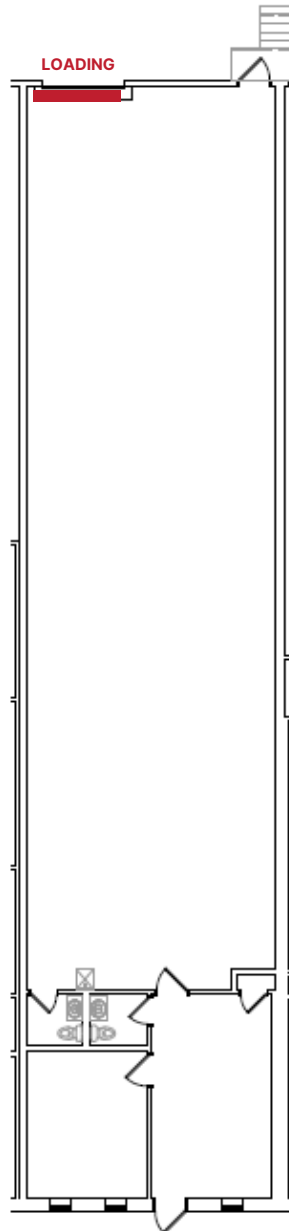
105 TOSCA DRIVE

AVAILABLE: 2,750

OFFICE: 1,039 SF

WAREHOUSE: 1,711 SF

LOADING: (1) LOADING DOCK



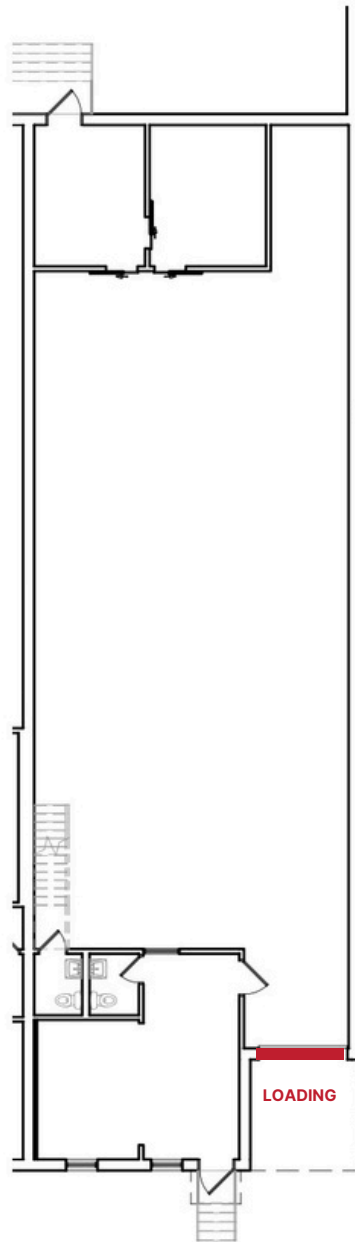
109 TOSCA DRIVE

AVAILABLE: 2,750 SF

OFFICE: 532 SF

WAREHOUSE: 2,218 SF

LOADING: (1) LOADING DOCK



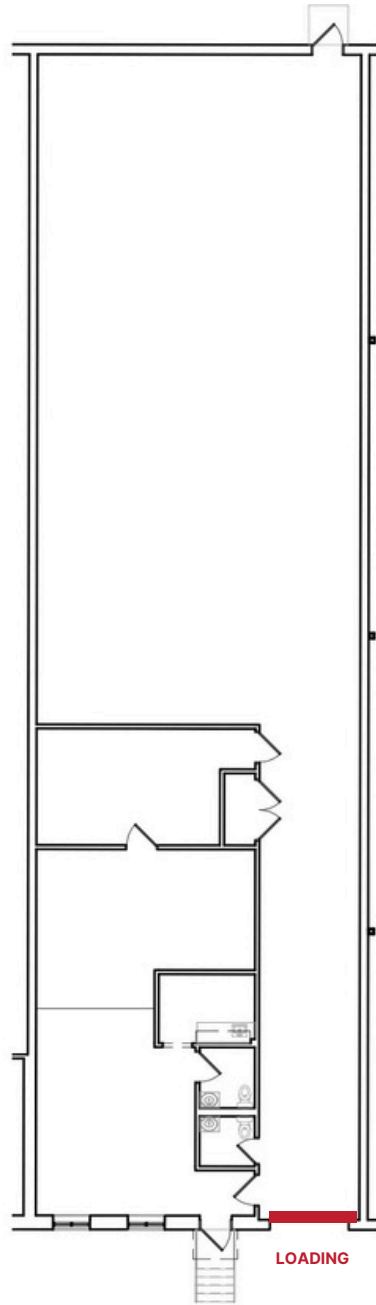
216 TOSCA DRIVE

AVAILABLE: 2,850 SF

OFFICE: 703 SF

WAREHOUSE: 2,147 SF

LOADING: (1) LOADING DOCK



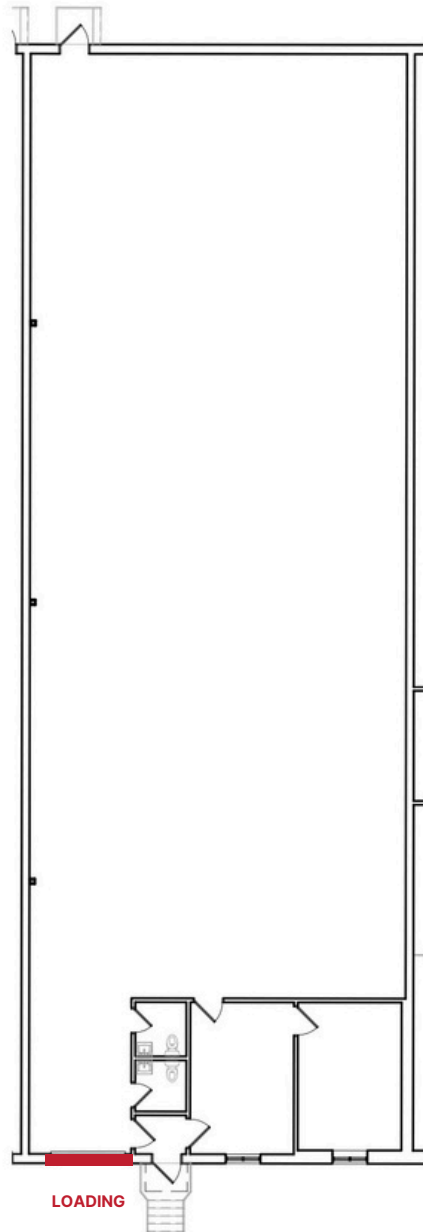
260 TOSCA DRIVE

AVAILABLE: 4,100 SF

OFFICE: 1,181 SF

WAREHOUSE: 2,919 SF

LOADING: (1) LOADING DOCK



262 TOSCA DRIVE

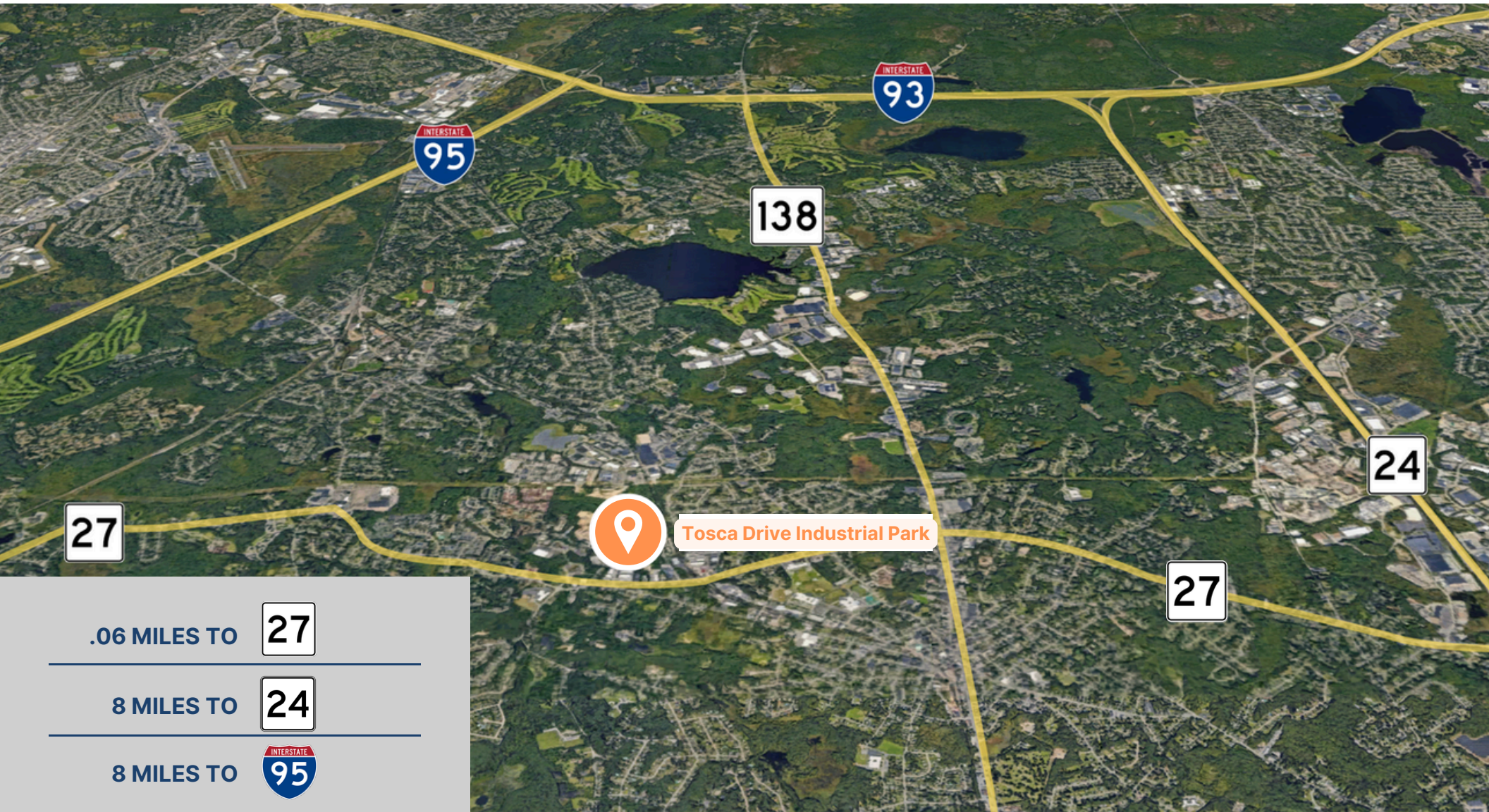
AVAILABLE: 5,000 SF

OFFICE: 531 SF

WAREHOUSE: 4,469 SF

LOADING: (1) LOADING DOCK

LOCATION & ACCESS



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