



FOR LEASE

OFFICE SPACE

179 William Street, Unit 8/9, New Bedford
900 SF Two Room Office Space

60 Brigham St., New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl

6 Hathaway Rd, Dartmouth, MA
Brand New 800 SF Office Space

634K/E State Rd, Dartmouth, MA
1,000 - 2,100 SF Retail/Office Space on Rt. 6

98-100 8th Street, New Bedford, MA
1 Room Office Space in Downtown

RETAIL SPACE

558 Mt. Pleasant St., New Bedford, MA
2,140 SF Multi-Purpose Flex Space

67-73 Huttleston Ave, Fairhaven, MA
2,400 SF End Cap Space

511 State Road, Dartmouth, MA
856 SF End Cap Retail/Office Space

654 State Road, Dartmouth, MA
900 SF Yoga or Dance Studio w/ Utilities

44 Troy Street, Fall River, MA
7,500 SF Office Showroom w/ Warehouse

211 Pope's Island, New Bedford, MA
3,932 SF Large End Cap Retail Space

634 C3/K/E State Rd, Dartmouth, MA
980-2,100 SF Retail/Warehouse Space

12 Sconticut Neck Rd, Fairhaven, MA
1,400 - 1,550 SF Retail Space

INDUSTRIAL/WAREHOUSE

376 Nash Road, New Bedford, MA
Up to 8,000 SF Ind Flex Space on 2nd Floor

67-75 David St, New Bedford, MA
Up to 175,000 SF Ind/Warehouse Space

17 Kilburn St, New Bedford, MA
10,000 SF Warehouse Building

79 Brook St, New Bedford, MA
Up to 38,000 SF of Flex Space Available

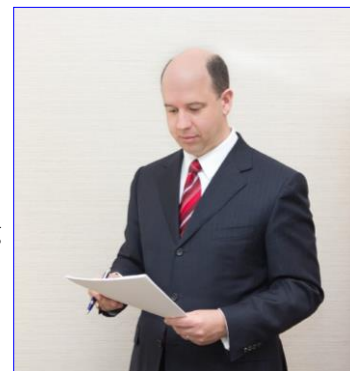
**Please contact us directly at
(508) 990-4280**

**for further information
or visit us at**

www.CoastalCommercialRE.com

The Importance of Timing When Getting a Phase 1 Environmental Assessment Report Done

Over recent decades, getting a Phase 1 environmental report completed has become the norm when buying and selling commercial property. Buyers and lenders simply need to know if a property may have any contamination that needs to be remediated, as the price of doing the remediation can become substantial. In addition, if you're a property owner and you're planning on selling your property, you may want to get a Phase 1 report done before you ever put your property on the market, especially if you suspect that the property may be contaminated. The reason for this is it allows you to get out ahead of the situation and determine exactly what you are dealing with, instead of being surprised at what may be found when a Phase 1 is conducted after you've already reached an agreement to sell your property. In these situations, if a Phase 1 report indicates that a more detailed study of the property is warranted, including potentially getting soil samples and then testing them for contamination, this can cause a buyer to begin losing interest in your property very quickly. In addition, if soil samples indicate that remediation is now necessary, the buyer can really begin worrying that there may still be more contamination on the property that the Phase 2 investigation will not discover.



Contrast this instead with you now getting a Phase 1 report before you ever put your property on the market for sale. If a Phase 2 report and soil analysis are then warranted, you can remediate everything before you ever put the property on the market, and you'll now have the environmental closure report to show to any potential buyer. This will give the buyer a much better feeling about now moving forward with the transaction--a feeling that any contamination that had previously existed has now been remediated, making it now much safer to move forward and purchase the property.

When you're a property owner, another situation where you may want to have a Phase 1 report done revolves around you having a prospective tenant that you're concerned could do environmental damage to the property. In this situation, getting a Phase 1 report before the tenant moves in could give you something to lean on if the report indicates that everything should be OK environmentally with the property, and then after the tenant moves out, you then discover that the property has environmental problems. In these situations, the tenant will argue that the contamination existed before they ever took possession of the property, and you're going to need to prove otherwise.

So, when you're an owner, there are situations when being proactive and getting a Phase 1 environmental report done, when you're not already in the middle of a sale transaction, can definitely benefit you.



Do you have a Commercial Real Estate Question?

Email us and we will answer
in our next month's newsletter!

CCRE@nerycorp.com

Capital Gain

The taxable income derived from the sale of a capital asset. It is equal to the sales price less the cost of sale, adjusted basis, suspended losses, excess cost recovery, and recapture of straight-line cost recovery.

Sold

Retail

758 Centre St, Middleboro, MA \$55,000
100 Bellows St, #10, Warwick, RI \$90,000
215 River Dr, Tiverton, RI \$225,000
588 S Main St, Woonsocket, RI \$70,000
102 Hope St, Providence, RI \$140,000
126 Prospect St, Pawtucket, RI \$735,000

Office

131 West St, W Bridgewater, MA \$590,000
1131 Meadow Tree Farm Rd, Saundertown, RI \$765,000
400 Massasoit Ave, E Providence, RI \$40,000

Manufacturing

482 Pawtucket Ave, Pawtucket, RI \$775,000

Land

Danielson Pike, Foster, RI \$325,000
W Main Rd, Portsmouth, RI \$1,450,000

Multi Family

21 Reynolds St, New Bedford, MA \$170,000
153 4th St, Fall River, MA \$290,000
341 Bay St, Taunton, MA \$325,000
136 Peckham St, New Bedford, MA \$145,000
587 June St, Fall River, MA \$209,000
92 Holly St, New Bedford, MA \$235,000
306 Division St, Fall River, MA \$165,000
333 Almond St, Fall River, MA \$457,500
752 Washington St, Coventry, RI \$235,000
549 Park Ave, Woonsocket, RI \$165,000
87 Thomas Ave, Pawtucket, RI \$235,100
71 Roberts St, W. Warwick, RI \$50,000
126-128 Reservoir Ave, Providence, RI \$160,000
654 Plainfield St, Providence, RI \$155,000
11 Washburn St, Providence, RI \$70,000
315 E. School St, Woonsocket, RI \$80,000
54 Sylvian St, Central Falls, RI \$173,000
35 Yale Ave, Providence, RI \$268,500
61 Bergen St, Providence, RI \$169,900
38 Hicks St, Pawtucket, RI \$225,000
185 Sabin St, Pawtucket, RI \$95,000

Warehouse

239 Oak St, Providence, RI \$250,000

For More Information on Buying or Selling
Your Property, Call Us at (508) 990-4280

Effective and Fast Learning Tips

Everyone wants and needs to learn and being able to do so quickly, but still effectively, is a big boon in today's fast paced world.



One good tip is to both work and think with the use of paper. Pen and paper are highly underrated learning and productivity tools, as making use of them enables you to get things from your mind into a concrete form, and enables room for a more creative type of thinking. So, use your own personal shorthand and notational method to highlight crucial actions and facts within the material that you are learning.

You might also want to create mind maps to review, and memorize and condense the material that you are studying. Rather than attempting to commit everything to memory straight away, think and work with the use of paper in order to better learn in the more effective manner.

Another good tip is to work out the best time in which to allow your brain to fully absorb new information. People work best at different times of the day, so work out whether your prime learning time is early morning, mid-afternoon, or late in the evening, and plan your studying schedule around that time.

How to Lead and Inspire Others

To be an outstanding leader is to get others to focus on their own abilities and to inspire them to be able to manage themselves. Good leaders tend to be very empathic, able to focus on others, and possess very strong communication skills.



Being able to influence and inspire others is a sign of emotional intelligence, which is also vital to being a good leader. It is crucial to be able to understand how other people think and feel, and the things that are important to them. That understanding and empathy can then be made use of in order to inspire, and persuade people to do things in a way that makes sense to them as individuals.

The first requirement to being able to understand and inspire others is having the ability to understand your own feelings and values, and knowing how to manage and inspire yourself to gain the best results.

Things to Do Before Going Overseas

If you are planning to go overseas on vacation and have already taken care of the big things like travel and accommodations, there are still a number of other considerations that need to be dealt with to ensure your trip goes as smoothly as possible.

It's a good idea to double-check your passport and make sure that the expiration date is a long way off. Some nations want passports to have at least another six months to run before they expire, so make sure that this is the minimum time left on your passport before you ever leave the country. Even with a valid passport, a tourist visa is also required by a number of countries, so this should be checked on before you go, too.

If you are visiting a country with a different language, you should at least try to remember a few important phrases such as asking for simple directions, asking someone if they speak English, and how to say "please" and "thank you," too. Travel insurance can also be critical, and can be of major help if you have an emergency overseas.

Tech Marketing Tips

Tech marketing in the B2B industry can be a tricky endeavor, which makes it all the more vital to get it right and follow good pieces of advice wherever you can.

One good piece of advice is to always remember that people are still the main focus of the B2B industry. Decisions about products or technologies are not made by businesses, but by people. It is crucial to never assume the person you are dealing with is even aware of the products or services your company is offering, let alone how they could assist their business. Ensure that educational content is always provided in regards to all of the possible ways you could be of assistance to their company.

SEO needs to follow the same guidelines as content creation in regards to using language that is relatable, easy to grasp and actually addresses the issues faced by your prospects. Consider the phrases and terms used by your customers when they search for real solutions to their problems rather than tech terms used by your own industry.

It is also important to recognize the power and importance of social media, and to assign the responsibility for it to a specific and appropriate employee.



Health and Wellness Tips

We all know we need to watch what we put in our mouths, stop unhealthy habits like smoking, and exercise more in order to stay healthy, but knowing and doing this can unfortunately often be two very different things.

This makes getting real tips to help us to get and stay healthy all the more important.

One important tip for exercising is to find a form of exercise that you really enjoy. This can be anything from going to the park to practicing yoga, swimming in a local pool, or just playing a game of football with friends. The key is to set a goal, stick with it consistently, and gradually increase your level of exertion over time until you reach your target.

In addition, it is easier to lose weight if you cut out alcohol. Stopping drinking alcohol in fact has a number of benefits, including weight loss (as alcohol is very high in calories), but it also reduces the risk of developing serious illnesses such as diabetes, liver disease, and even some forms of cancer.

Taking a relaxing stroll in a natural environment is also good for your mental health, allowing you to enjoy the present rather than worrying about the past or the future.



FAIRHAVEN. MA

Call Mike at 508-990-4280 for Complete Listing Details



LAND - 5 ACRES
High Traffic Light Location
at Rt 240/Rt 195!
\$995,000

FOR SALE

NEW BEDFORD, MA



6,216 SF Auto Repair Building
\$249,900

NEW BEDFORD, MA



1,646 SF of Mixed Use Building
\$229,900

MATTAPOISETT, MA



1,338 SF Auto Repair on Busy Main Road
\$249,900

NEW BEDFORD, MA



1,744 SF of Mixed Use Building
\$229,900



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Commercial Real Estate
news and more

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774-400-9532

FOR SALE

FALL RIVER, MA



**2,458 SF of Mixed Use
Retail/Office/Residential
\$214,900**

NEW BEDFORD, MA



**Approved 26,733 SF Lot for Condos
Overlooking Mt. Hope Bay
\$1.5M**

NEW BEDFORD, MA



**1,490 SF Two Story
Office Building
\$269,900**

NEW BEDFORD, MA



**104,000 SF Industrial
Flex Building
\$899,000**

NEW BEDFORD, MA



**5.5 Acres Adjacent to
New Bedford Industrial Park
(Route 140, Exit 7)
\$500,000**

NEW BEDFORD, MA



**1,260 SF Retail/Office
w/Parking
\$184,900**