

## news and more

## A "GOOD NEWS" NEWSLETTER FULL OF FUN AND INTERESTING FACTS FOR YOU

#### **FOR LEASE**

#### **OFFICE SPACE**

179 William Street, Unit 8/9, New Bedford 500-900 SF in Historic Downtown

376B Nash Road, New Bedford, MA 2,000 SF Office/Retail Space

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

360 Faunce Corner Rd, Dartmouth, MA 125 SF Private Office Suite

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

98-100 8<sup>th</sup> 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

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

# Here's What You Need to Look for in Prospective Tenants

When you're a property owner and you're leasing space to tenants, finding good, reliable tenants is very important. The last thing you want to have happen as an owner is to sign a lease with a new tenant, and then discover that the tenant creates problems, or that they're not paying you their rent.

With this in mind, how you could go about screening the tenant beforehand could vary depending on whether you are renting a home or an apartment unit to someone, or whether you are renting a commercial or an industrial property to a business instead.

When you're renting residential property, you definitely want to run a credit check on the person or the people who want to rent from you, and you'll want to talk to their current landlord to discover what kind of experience they've had while these people have been their tenants. However, one thing you'll need to keep in mind here, and this applies to commercial tenants also, is that if their current landlord hasn't been happy with these people as their tenant, they could tell you a story about the tenant that is better than the actual truth, because they want to get that tenant out of their property. So you'll need to read between the lines in your conversation with the owner to get a sense of what they may not be telling you, and determine whether or not they may be hiding something.

In addition, you'll want to see any recent pay stubs from your prospective residential tenant, and you may want to even verify with their current employer that they're actually still employed. Also, if the prospective tenant owns their own business, you may want to have them show you copies of bank statements to verify that they're making enough money to easily pay you your rent.

When you're renting to businesses, getting their two most recent years of financial statements will be a good idea, in addition to talking to their landlord, and getting their most recent bank statements, too. On top of this, if you think it would be a good idea, consider visiting their current place of business. You may get a sense of something there that will either make you feel like this is really a company that you would want to lease to, or whether instead this may really be a company that's not going in the right direction.

And, if they're an industrial company, visiting their current place of business will give you direct knowledge as to whether or not their type of business is one that will cause excessive wear-and-tear on your building, and potentially create noise and other problems for both the neighbors and other businesses.

So, once you do your homework, and you find out everything that you can about your prospective tenants both financially and otherwise, you'll now have the greatest opportunity for signing leases with new tenants that you'll be absolutely thrilled with.



## Do you have a **Commercial Real Estate Question?**

Email us and we will answer in our next month's newsletter! CCRE@nerycorp.com

## **Build-Out**

The space improvements put in place according to the tenant's specifications. It takes into consideration the amount of Tenant Finish Allowance provided for in the lease agreement.

## <u>Sold</u>

#### Retail

10-12 Rockdale Ave, New Bedford, MA \$200,000 193 Central Ave, Seekonk, MA \$230,000 98 Mill St, Newport, RI \$975,000

#### Office

401 Old Colony Rd, Norton, MA \$260,000 1350 Belmont St, #109, Brockton, MA \$240,000 355 Centerville Rd #355, Warwick, RI \$465,000 1157 N Main St, Providence, RI \$600,000 1150 New London Ave, Cranston, RI \$2,030,000

#### Manufacturing

473 Washington St, Providence, RI \$5,979 469 Washington St, Providence, RI \$7,096

#### Land

2 Minot Light Ave, Situate, MA \$235,000 715 Washington St, Pembroke, MA \$350,000 6 Woodbine Ave, Barrington, RI \$439,000

### **Multi Family**

35 Sidney St, New Bedford, MA \$133,035 141 Topham St, New Bedford, MA \$265,000 16 Esssex St, Norton, MA \$339,900 21 Rounseville Rd, Rochester, MA \$365,700 21 Cross St, Brockton, MA \$458,000 5 Malta St, Hull, MA \$443,000 63 Oak St, Middleboro, MA \$460,000 52 Comerford St, Providence, RI \$7,222 189 Lagee St, Woonsocket, RI \$140,000 27 Violet St, Providence, RI \$183,250 22 Zone St, Providence, RI \$192,500 14 Palm St, Pawtucket, RI \$248,000 176 Bartlett Ave, Cranston, RI \$148,000 99 Sisson St, Pawtucket, RI \$169,000 28 Rand St, Central Falls, RI \$212,000 278 Gazza Rd, Mapleville, RI \$215,000 74 Pidge Ave, Pawtucket, RI \$296,000 78 Bridge St, Newport, RI \$635,000 74 Ayrault St, Providence, RI \$166,000 16 Alma St, Providence, RI \$172,600 48 Cypress St, Providence, RI \$304,900

#### Hote

4380 N Main St, Fall River, MA \$4,750,000

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

## How to Have a Happier Family

Everyone wants their family to be a happy one, but it can sometimes be a difficult proposition, given the busy lifestyles and associated stresses of the modern world.

The good news is there are ways to cut down those stresses and ensure quality time for the family to get together and forge closer bonds.



Getting a better balance between home and work is one way to ensure a happier family. Work is not restricted to the 9 to 5 routine in this day and age, and it often finds its way into time that should be for family commitments, making it essential for people to ensure that they do not end up neglecting their other responsibilities.

Parents in a family can often end up looking after everybody but themselves. This can result in stress and feelings of resentment toward loved ones. Having needs and feelings of your own is not a bad thing, nor is it selfish to put yourself first once in a while. In order to be able to look after others, you first need to make sure you are also looking after yourself.

## **How to Handle Stress**

Some forms of stress seem unavoidable in life, particularly in today's busy world, but one of the consequences is anxiety, which can make it difficult to enjoy life. It also interferes with everyday activities if it becomes an ongoing problem. The good news is there are methods to remedy this problem.

Physical activity is highly recommended as a good way to stave off anxiety. Form a routine that entails at least some form of physical activity every day, as exercise is an excellent way to reduce stress. If you are not used to exercising regularly, begin slowly and gradually work your way up to longer and more intense physical exertions. Avoiding drugs and alcohol, both of which can worsen or even actually cause anxiety, is a good idea, as is stopping smoking and cutting back on caffeine drinks. Caffeine and nicotine both can increase the symptoms of anxiety. Make sure you are getting enough sleep, and talk to close friends about what is bothering you. They may be able to provide not just moral support, but a different perspective, and even ideas on how to positively deal with your situation.

## **Funny Bone: The Silent Treatment**

A golfer was assigned a caddy with a reputation for being talkative. Not wanting to have his game constantly interrupted, the golfer instructed the caddy, "Keep quiet except when I ask you something, and then just nod or shake your head." The caddy agreed.

On the 12th hole, the golfer hit a shot out of sight into the woods. After much searching, he found a ball on bare ground near a tree. He asked the caddy, "Should I use a five iron?"

The caddy shook his head, "No".

"Well, a six iron, then?"

Another shake of the head.

"You're wrong," said the golfer. "Give me the six iron—I'll show you." He hit a shot onto the green, then turned to the caddy and said, "How about that? Go ahead—you can talk now."

The caddy replied, "That wasn't your ball."

## **Online Survival Tips**

Many of the more common complaints from consumers in regards to technological devices can be solved by surfing the internet for solutions. Many smartphone users install a number of apps on their device, but some will



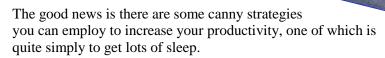
be rarely or never used as time passes, and, when they are finally removed, users often forget to revoke the access that was given to them.

It is a good idea to revoke access to such apps by signing into either your Google or Facebook account, heading to "Accounts, Sign in & Security" on the former, or "Settings, Apps" on the latter, and follow the prompts to revoke access to apps you no longer need. Something similar can be done for other services such as LinkedIn, Microsoft and Yahoo, by going to those websites' Settings and Security pages.

When people sign up for services or websites, they may not realize they are also signing up for their regular newsletter, and such newsletters can clog up your email account even if you no longer use the services. A good way to unsubscribe from such newsletters in bulk is by going to www.unroll.me and then sign in via your email account. You will be given both a list of all your subscriptions and an easy way to unsubscribe from them.

## **How to be More Productive**

Being productive every day at work is about much more than just having the correct setup and tools at your disposal; it is also about ensuring that you have taken adequate care of your mental and physical wellbeing in and out of the office.

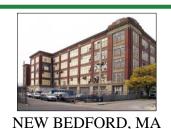


Having a solid night of sleep, somewhere between seven and eight hours, will not only aid you to cope better with change in life and at work, but it will also sharpen your problem-solving and decision-making skills.

The quality of sleep is every bit as important as the quantity, too, so try sticking to a regular pattern, and avoiding substances that can interfere with sleep, such as caffeine and alcohol.

Caffeine can be a good idea at work, however, having a number of benefits including better reaction time and awareness, and even an improvement in mood, memory and learning.

It is also a good idea to take a break every so often, with physical exercise also being recommended to keep you in peak physical and mental health at work.





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

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

## FOR SALE

FALL RIVER, MA



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

## **NEW BEDFORD, MA**



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

#### NEW BEDFORD, MA



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

#### **NEW BEDFORD, MA**



3,628 SF Fully Paved Commercial Lot



## **July 2017**

# Commercial Real Estate news and more

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## **FOR SALE**

## **NEW BEDFORD, MA**



2,500 SF Mixed-Use Professional/Medical Office & Residential \$249,000

## PORTSMOUTH, RI



5,379 SF Medical Center Building w/Lab \$499,000

## MATTAPOISETT, MA



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

## **FALL RIVER, MA**



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

## **NEW BEDFORD, MA**



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

## **NEW BEDFORD, MA**



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