



**FOR LEASE**

**OFFICE SPACE**

1738 GAR Highway, Swansea, MA  
1,500 SF Medical/Office Space

4-18 S. Water St, New Bedford, MA  
Two 2<sup>nd</sup> Floor Spaces: 1,312 SF & 1,385 SF

154 Faunce Corner Road, Dartmouth, MA  
1,280 SF Office/Retail Space

78 Faunce Corner Road, Dartmouth, MA  
3 Room Medical Office

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

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

**RETAIL SPACE**

331-337 State Road, Dartmouth, MA  
900 SF End Cap & 3,000 SF Retail Spaces

2-17 Sarah's Way, Fairhaven, MA  
2,000-5,240 SF Restaurant & Retail Space

161 Pope's Island, New Bedford, MA  
10,183 SF High Profile Waterfront Property

154 Faunce Corner Road, Dartmouth, MA  
1,280 SF Retail/Office Space

89 County Rd, Mattapoisett, MA  
1,338 SF Auto Repair on Busy Main Road

12 & 14 Sconticut Neck Rd, Fairhaven, MA  
1,400 SF Retail Space at Sconticut Square

73 Reeves St., Fall River, MA  
2,309 SF Office Building w/Parking

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 State Rd, Dartmouth, MA  
980 – 1,000 SF Retail/Warehouse Garage

**INDUSTRIAL/WAREHOUSE**

232-236 Huttleston Ave, Fairhaven, MA  
Two 1,200 SF Industrial Garage Spaces

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

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

**Contact us at (508) 990-4280  
for further information**

## Why the Debt Restructuring Experts Are Getting Busy Again



In the years since The Great Recession, the economy has rebounded and real estate has enjoyed a good recovery. However, buyers have been cooling their jets in many areas, and have become more hesitant to pay sellers their current asking prices when purchasing real estate. This trend has many people wondering if we are now at or nearing the peak of this current rally in real estate values. When you combine this with the recent uncertainty within the stock market and companies and industries beginning to feel the financial pinch, it can all have us wondering where our economy is really headed.

With this in mind, the debt restructuring industry had fallen on lean times, because when the economy and businesses are doing good, there's less of a need for debt restructuring. However, that industry is looking at the transition that's been going on, and they're now gearing up to get busy once again with what they believe will be a new, incoming wave of demand for debt restructuring.

In a recent article on the subject, Reuters reported that debt restructuring experts are gearing up for what they believe could be a solid wave of demand for debt restructuring beginning in 2019, and then lasting for years. In fact, one leading industry executive was even quoted as saying that their company is now recruiting people heavily, in anticipation of this coming wave.

In addition to the overall uncertainty within the stock market and the challenges that businesses have been facing, the anticipated rise in interest rates is expected to put even more strain on businesses, causing more of them to then need to restructure their debt.

Keeping this in mind, one industry executive said that "In the last five years, if companies had a credit issue, they solved the problem by issuing new debt. However, they won't be able to do that anymore, and the outcomes will then be debt restructuring combined with the sale of distressed assets."

Putting all of this together, we all know that both the economy and the real estate market have their own cycles, and their own transition periods within these cycles, too. In looking back through these cycles over recent decades, when buyers begin to cool down and begin pausing before spending their money, this is usually an indication that we are at or near the peak of the upswing in this cycle. However, often, when an upswing is going on, people can begin believing that this one particular upswing will never end and that the current upswing simply has no end in sight.

So, do your homework, look for any clouds that you may see on the horizon, and make your best, most well-informed decisions when moving forward.



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

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

[CCRE@nerycorp.com](mailto:CCRE@nerycorp.com)

## Income Statement

A financial statement that reports a property's financial performance over a specific period. Financial performance is assessed by giving a summary of how the property incurs its revenues and expenses through both operating and non-operating activities. It also shows the net profit or loss.

## Sold

### Retail

65 Copeland Dr, Mansfield, MA \$2,006,700  
96 Taunton Ave, Seekonk, MA \$1,045,000  
1533 S Main St, Fall River, MA \$900,000  
930 Narragansett Blvd, Providence, RI \$225,000  
153 Crapo St, New Bedford, MA \$29,900  
146 Lonsdale St, Fall River, MA \$45,000  
631 Dartmouth St, Dartmouth, MA \$425,000  
1533 S Main St, Fall River, MA \$900,000

### Office

1364 Smith St, N Providence, RI \$230,000  
49 Broadway, Taunton, MA \$100,000  
922 Kempton St, New Bedford, MA \$135,000  
38 Rock St, Fall River, MA \$315,000  
28-32 Cornell St, New Bedford, MA \$320,000  
1124 GAR Hwy, Swansea, MA \$380,000

### Multi Units

274 E Main St, Norton, MA \$53,950,000

### Industrial

400 John Quincy Adams Rd, Taunton, MA \$22M  
154 Campanelli Dr, Middleboro, MA \$21.4M  
1 Industrial Ln, Johnston, RI \$1.6M  
554 Ten Rod Rd, N Kingstown, RI \$775,000  
867 Church St, New Bedford, MA \$900,000  
387 Church St, New Bedford, MA \$2.1M

### Specialty

1304 Sharps Lot Rd, Swansea, MA \$400,000

### Land

145 Power Rd, Providence, RI \$1.25M  
99 Hopkins Hill Rd, W Greenwich, RI \$837,000

### Hospitality

2081 Post Rd, Warwick, RI \$7.5M

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

## Financial Habits to Avoid

Your financial success will be determined by your financial habits. So, it is of vital importance to let go of bad financial habits that may be holding you back from achieving your financial goals.



This fact leads neatly into the first tip, which is simply to actually have some financial goals in the first place. Someone with no financial goals is unlikely to see any improvement in their overall financial health for a very long period of time.

Think about how much savings you would like to have and where you would like to be financially in the future. Write down those goals and then try to follow through so you can achieve them.

It is also a bad idea to never seek financial advice from experts. A financial advisor is there to help you make the right choices in regards to finances, and, if you cannot afford to hire someone right now, at least try to seek out the wisdom of someone you personally know who has skills and abilities in the world of finance.

Spending more money than you have and getting into debt is the most basic of all financial pitfalls to avoid at all costs.

## Social Media and Hiring Employees

Social media is now being used by almost 70 percent of employers as a part of their hiring process, according to a CareerBuilder survey last year.



Potential hires are often screened via social media, but the platforms are used for more than just checking for iffy photos or angry rants.

In fact, almost 95 percent of recruiters post and promote job openings on social media. In addition, according to Betterteam, 59 percent of all employees choose their company because the company has a presence on social media.

Social media can be used to help employers locate and evaluate the best talent for their company. One way to use social media in the hiring process is to utilize it to evaluate the personality of a candidate. Using personality, as well as expertise, to evaluate potential employees is particularly important when it comes to the recruitment of creative roles.

Social media targeting tools can also be used to find different personality types to ensure that the recruitment process is as comprehensive as possible. Also, the key to developing a team that will be innovative in regards to the production of original and integral concepts is having employees with contrasting opinions and characters, which can be identified on social media.

### **FOR LEASE**

**Two Office Spaces**  
**Water Street – 2<sup>nd</sup> Floor**  
**1,312 SF & 1,385 SF**  
**Downtown New Bedford**



Call Richard at 508-990-4280 for Complete Details



# Getting Less Stress at Work

Work life can sometimes be more stressful than it really needs to be, but the good news is there are ways to take away some of the stress you associate with it.

One method to make your mornings less stressful is to declutter your working day within the first few minutes.

Go through all of your mail straight away and discard all unnecessary items, while filing away, in labeled compartments in a file folder, anything that you do want to keep. Get all of your appointments booked in just one round of telephone calls, and then tidy up your workspace while listening to some of your favorite songs.

When communicating with other people on the job, the best advice is to always keep it simple. Deal with emails in batches at set times rather than constantly checking in and dealing with them immediately. In addition, turn off email notifications while you are working on anything else. If you need to make a request, make your requirements clear and concise with a workable deadline, and make sure you clarify all the details in a follow-up email.



## High Visibility Leasing Opportunities

Coastal Realty Commercial Real Estate currently has several leasing opportunities in high visibility locations. Call us today for full details – they won't stay available for long.



### 2-17 Sarah's Way, Fairhaven, MA 3 Retail Spaces • 2,000 – 2,640 SF

Join high-volume CVS, Friendly's and Pet Depot 2,000 SF & 2,640 SF endcaps available Large pylon opportunity on new sign (part of a recent \$1M renovation for the shopping center) Well-positioned on Route 6 at the major signalized intersection, allowing for great access and exposure with almost 20,000 cars per day.



### 331-337 State Road, Dartmouth, MA 900 SF & 3,000 SF • 10 Unit Mall

Desirable end cap unit or prominent in-line position in extremely busy and well-known State Road retail plaza. Located on high traffic portion of State Road, across the street from the Dartmouth Mall. Excellent signage on both Route 6 and Westport Road.



NEW BEDFORD, MA



**3,420 SF Building  
w/8,674 SF Adjacent Lot  
\$239,000**

*Call Richard at 508-990-4280 for Complete Listing Details*

## FOR SALE

### NEW BEDFORD, MA



**1,490 SF Two Story  
Office Building  
\$255,000**

### NEW BEDFORD, MA



**104,000 SF Industrial  
Flex Building  
\$725,000**

### NEW BEDFORD, MA



**2 Acre Corner Lot at Entrance  
to NB Business Park  
\$200,000**

### NEW BEDFORD, MA



**2,162 SF Office Building  
on High Traffic Road  
\$229,900**

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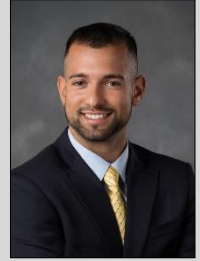
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## FOR SALE

### FALL RIVER, MA



**2,309 SF Former  
Bank Building  
\$499,000**

### NEW BEDFORD, MA



**4,000 SF Building  
Rest/Bar/Full Liquor License  
\$449,900**

### FALL RIVER, MA



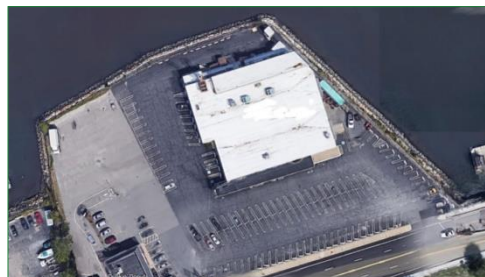
**Approved 26,733 SF Lot for  
Up to 48 Condo Units  
\$1.5M**

### NEW BEDFORD, MA



**64,678 SF Commercial  
Warehouse Flex Building  
\$1.1M**

### NEW BEDFORD, MA



**25,000 SF Building on 2 Acres of  
New Bedford Waterfront  
\$2M**

### NEW BEDFORD, MA



**7,200 SF Building  
w/Garages – Inside Parking  
\$375,000**