



FOR LEASE

OFFICE SPACE

4 & 8 S. Water St, New Bedford, MA
1,385 SF Office Space

555 Pleasant St, New Bedford, MA
112 – 3,500 SF 4 Units Available

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 2nd Fl

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

RETAIL SPACE

161 Pope's Island, New Bedford, MA
10,183 SF Retail/Restaurant Space

555 Pleasant St, New Bedford, MA
3,362 SF Restaurant

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

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

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 2nd 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**

How to Hire the Best Commercial Real Estate Broker

When it's time to begin moving forward on your next commercial real estate transaction, how do you know which broker will be the best one for you? You may be getting prospected by several or maybe even many brokers, but when it's time to select the one to begin working with, what will be the best criteria for you to utilize when making this decision?

First of all, what does your gut-level feeling tell you about the broker? Do they seem to be professional? Do they dress appropriately?

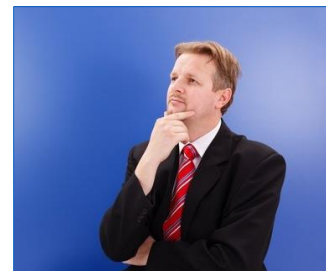
In addition, do you believe that you can trust the broker? How many years have they been in commercial real estate? What kind of transactions have they done, and have they successfully closed transactions that are similar to the next transaction that you will be working on?

Do they have client testimonials, or people who they've successfully closed transactions with who you can talk to about their experience in working with the broker?

You're going to be making a very important decision in your next commercial real estate transaction, one that will probably involve hundreds of thousands to millions of dollars, so it's very important to choose the best broker to begin working with. In the middle of all of this, something that's also very important is the following...does the broker do a good job of listening to you, and in showing you that they really care about your needs? Because you want to be working with someone who is a good listener, and who understands what's most important to you, along with them providing you with outstanding service.

Throughout our lifetime we oftentimes encounter salespeople who are pushy, and who are constantly trying to close us on what's really best for them, instead of being truly focused on what's best for us. With this being said, you'll want to work with a commercial real estate broker who always stands for providing you with the best service imaginable, and someone who you know always stands for you are getting what's best for you within the transaction, far above and beyond them just getting paid a commission.

In addition, pay attention to detail. Does the broker fully understand the forms that they're asking you to sign? If you ask them a question about where a specific provision is within the form, can they locate it easily for you? If so, this is a good indication that the broker has spent time both reading and understanding the form that they're asking you to sign, which is a great indication that they could be a good broker for you.





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

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

CCRE@nerycorp.com

Balance Sheet

A balance sheet is a financial statement that summarizes a company's assets, liabilities and shareholders' equity at a specific point in time.

These three balance sheet segments give investors an idea as to what the company owns and owes, as well as the amount invested by shareholders.

Sold

Retail

262 Union St, New Bedford, MA \$130,000
568-572 N Main St, Fall River, MA \$218,000
361-363 Union St, Rockland, MA \$1,000,000
223 Belmont St, Brockton, MA \$225,000
659 Wareham St, Middleboro, MA \$245,000
706 Montello, Brockton, MA \$325,000
1029 Main St, Richmond, RI \$5,275,000
116 Aquidneck Ave, Middletown, RI \$1,400,000
1125 Main St, W Warwick, RI \$1,050,000
77-81 Ives St, Providence, RI \$570,000
492-494 Warren Ave, E Providence, RI \$145,000

Office

122 Dean St, Taunton, MA \$975,000
75 State Rd, Dartmouth, MA \$1,400,000
1025 Plain St, Marshfield, MA \$2,400,000
659 Wareham St, Middleboro, MA \$245,000
76 N Bedford St, UA-4, E Bridgewater, MA \$84,000
19A Mattakeesett St, Pembroke, MA \$275,000

Multi Units

870 W Center St, W Bridgewater, MA \$320,000

Industrial

11 Cabot Blvd, Mansfield, MA \$26,300,000
400 Quarry St, Fall River, MA \$1,600,000
60 Commerce Way, Norton, MA \$2,000,000
221-231 Weaver St, Fall River, MA \$1,900,000
790 W Chestnut St, Brockton, MA \$900,000
568 Mooresfield Rd, Wakefield, RI \$750,000
245 Quaker Ln, W Warwick, RI \$360,000

Land

479 Wareham St, Middleboro, MA \$345,000
2825 E Grove St, Middleboro, MA \$295,000
481 Wareham St, Middleboro, MA \$395,000
483 Wareham St, Middleboro, MA \$350,000

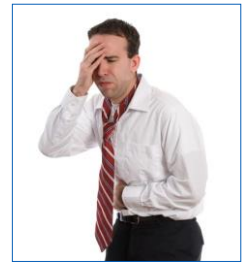
Specialty

594 Turnpike St, Easton, MA \$11,251,134
190 Court St, Plymouth, MA \$483,000

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

Preventing Illness

Health is often an issue in families, particularly those with young children, who must contend with frequent viruses, colds, and coughs. However, there are some methods that can be employed to keep germs at arm's length and prevent illness.



The key is good hygiene. Bedding, furniture, and toys create ideal environments in which bacteria can grow and fester, so to prevent illness you need to make use of disinfectant spray in order to clean high chairs, kitchen worktops, and anywhere else where food is prepared or handled.

Disinfect spray can also be used on door handles, light switches, and any other areas of the home that are in regular use.

It is also a good time to use hot and soapy water to regularly clean toys. Teething aids also need to be thoroughly cleaned, particularly following an illness. If anyone in the family has recently been ill, germs can be prevented from spreading further by cleaning all the person's bedding.

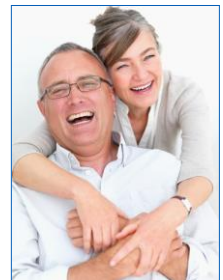
Brainstorming for Bloggers

Bloggers have to constantly generate fresh content and that never-ending requirement can often see the creative well running dry. The good news is there are tools and tips that can provide the spark of inspiration and create fresh ideas.

One thing bloggers can do to try and find new ideas is to make extra use of social media, comment threads, forums etc. Look at the places where people interested in your subject matter are gathering and find out the kind of things they are discussing. The social aspects of such sites are a great tool for the generation of ideas for new content as you can learn what real people are debating and engaging with. An even more novel notion is to actually talk to people in real life! Talk to your friends and family members or anyone else you know whose interests converge with the subjects in your blog and try to find out what kind of content would interest them.

How to Market to Baby Boomers

Many new startups and businesses choose to avoid marketing to the baby boomer generation, missing out on the chance to connect with over 76 million people just in the U.S. Studies have even demonstrated that since 2014 as many as 23% of all entrepreneurs were aged over 55. Baby boomers are actually ideal customers and it is vital for B2B marketers to come up with a content marketing strategy targeting that generation.



One good tip when marketing to baby boomers is to make use of proper formatting. Font size and the way in which text and content appear when using mobile devices should be paid particular attention to. Abbreviations are also not necessary with baby boomers. Tech terms and abbreviations may prove baffling to this generation if they are not completely familiar with all modern terminology, and using them thus risks alienating and losing potential customers.

The same also applies to pop culture references and slang terms, which should be avoided unless absolutely necessary to your content. Catchy, relevant and economical headlines for blog posts are also more likely to attract a baby boomer's attention than obvious click-bait.

New Parents and Financial Planning Advice

Having a child brings with it major financial costs, so new parents need all the tips they can get to negotiate such a potential minefield. Most couples will have had a discussion about their goals, financial and otherwise, before they get married, but those priorities will change now that a child is in the picture so this discussion needs to be revisited.

Prioritize goals such as college savings, retirement, and down payments on your home and try to avoid stretching your finances too thinly. It is also a good idea to increase your reserve of emergency savings. Most people keep some money in a reserve, but now that a baby is on the way you should increase the amount you have stashed away in the event that your job does not pay maternity or paternity leave or the mother suffers medical complications that forces her to stay off work for longer.

Life insurance is another issue to consider to ensure your child will be cared for financially in the event that one or both parents are no longer alive.



Marc R. Rousseau, AICP, MA, Joins Coastal Commercial Real Estate

We are pleased to announce that Marc R. Rousseau, AICP, MA, has joined us as a Commercial Sales & Leasing Broker.

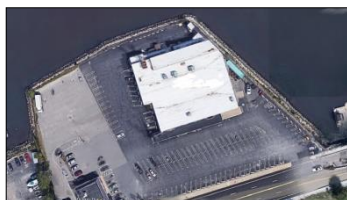
Marc has over thirty years of experience in municipal planning, economic development, and commercial real estate. According to Kevin A. Nery, President of Coastal Commercial Real Estate, Marc's "combination of local government knowledge and his understanding of development opportunities makes him a valuable partner for those looking to sell, buy, or lease commercial real estate in southeastern Massachusetts."



Marc's work experience includes serving as City Planner and Economic Development Director in New Bedford, MA, and Director of Planning and Development in the communities of Easton and Norton, MA. In addition, he served as Director of Site Development for a commercial real estate development company, where his responsibilities included site selection, market analysis, land acquisition, and entitlements/permitting.

Marc earned his Master of Arts degree in Community Planning from the University of Rhode Island in Kingston, RI. He is also a graduate of Providence College in Providence, RI, where he earned his Bachelor of Arts degree in Political Science with a minor in Public Administration. He is a licensed member of the American Institute of Certified Planners (AICP). He lives in New Bedford, MA.

Marc can be reached at 508-990-4280 (office) or m.rousseau@nerycorp.com.



NEW BEDFORD, MA



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

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

FOR SALE

FALL RIVER, MA



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

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**1,260 SF Retail/Office
Building
\$149,900**

NEW BEDFORD, MA



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

Coastal Commercial Real Estate
700 Pleasant Street, Suite 330
New Bedford, MA 02740
508-990-4280
www.coastalcommercialre.com



Lori A. Nery
CBR, LMS, GRI, VP



LoriNery@comcast.net
508-736-2387

Richard Stang Esq.



R.Stang@nerycorp.com
508-990-4280

Marc Rousseau



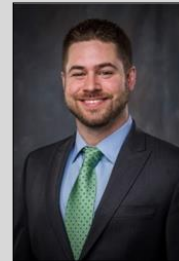
M.Rousseau@nerycorp.com
508-542-2139

Mathew Arruda



M.Arruda@nerycorp.com
508-965-8683

Justin Grolley



J.Grolley@nerycorp.com
508-971-7383

Joe Pinto



J.Pinto@nerycorp.com
774-400-9532

FOR SALE

FALL RIVER, MA



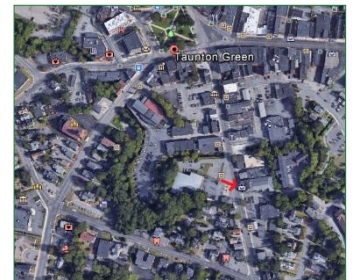
Approved 26,733 SF Lot for
Up To 48 Condo Units
\$1.5M

NEW BEDFORD, MA



6,520 SF Retail/
Commercial Building
\$375,000

TAUNTON, MA



6,621 SF Restaurant/Bar/
Function w/Liquor & Real Estate
\$310,000

NEW BEDFORD, MA



5.5 Acres Abuts
Industrial Park
\$499,000

NEW BEDFORD, MA



Commercial Flex Building
with 17,000 SF Freezer
\$2.6M

NEW BEDFORD, MA



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