



FOR LEASE

OFFICE SPACE

4-18 S. Water Street, New Bedford, MA
1,500 SF on 2nd Floor in Historic District

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

RETAIL SPACE

178 Huttleston Avenue, Fairhaven, MA
4,085 SF Highly Visible Building on Busy Rt 6

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

32 Sconticut Neck Road, Fairhaven, MA
1,314 SF Retail Space at Sconticut Square

331-337 State Road, Dartmouth, MA
3,000 SF Retail Space in Mall w/10 Units

Sarah's Way, Fairhaven, MA
2,000-3,600 SF Restaurant & Retail Spaces

161 Pope's Island, New Bedford, MA
10,183 SF in Waterfront District

12 Sconticut Neck Road, Fairhaven, MA
1,400 SF Retail Space at Sconticut Square

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

INDUSTRIAL/WAREHOUSE

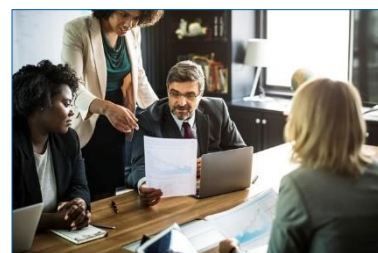
161 Pope's Island, New Bedford, MA
10,183 SF in Waterfront District

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

Contact us directly at
(508) 990-4280
for further information
or visit
www.CoastalCommercialRE.com

How Interest Rates Impact Commercial Property Values

When the U.S. Prime Rate rose to 21.5% back in 1980, the cost of both buying commercial property and refinancing it became very expensive. This was not a good time for the economy, and the fact that interest rates were so high back then greatly reduced people's interest in buying commercial properties. In addition, having businesses deal with higher interest rates at the time wasn't helping our economy either. It was a crazy time, and the prime rate rose from just 11% all the way up to 21.5% in just five months!



But then the prime rate began falling, and it continued to do so for decades. This greatly assisted with the resurgence of real estate values, beginning in the mid-1980s. Then, by 1985, the prime rate had once again returned to being below 10%, and our real estate activity was firmly on the rise once again.

Keeping this in mind, how much do the changes in the interest rate impact the value of commercial properties? Back in 1980, the rise in interest rates was so dramatic within such a short period of time, that it had a big impact on commercial property values. When you're looking at the interest rate almost doubling within five months, this alone will get many people to just sit on the sidelines and scratch their heads, wondering what the heck is going on.

But when interest rates change slowly over time, as they have within recent years, they can have a less pronounced impact on overall property values. In addition, once the prime rate began falling in the 1980s, the overall trend continued on for decades, exerting its own positive impact on our real estate market.

But the economy and the overall demand for commercial real estate come into play also, so that when demand is strong and property values are rising, people will still want to buy commercial properties. even when interest rates are rising.

However, in a real estate market where activity has been cooling down, and where people don't believe that they'll get the same level of appreciation anymore if they buy right now, any upward move in interest rates can cool their desire to buy. When you're on the fence, and then you're faced with higher monthly payments if you buy, your desire to buy can be eliminated altogether.

So lower interest rates can help stimulate more people to buy property, and higher interest rates can remove people's interest in buying, or at the minimum, can cause them to demand to buy at lower prices. But the overall trend in the real estate market, and whether or not the market is hot, can have an even greater impact on everyone's desire to buy.



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

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

CCRE@nerycorp.com

Green Bonds

A type of tax-exempt bond issued to promote environmental sustainability and the development of brownfield sites. The bonds are generally backed by renewable energy assets and carry the same credit rating as normal municipal bonds.

Sold

Retail

466 Washington St, Attleboro, MA \$220,000
1332-1350 Acushnet Ave, New Bedford, MA \$170,000
3119 Cranberry Hwy, E Wareham, MA \$3,375,000
330 Bedford St, Lakeville, MA \$1,815,922
579 West St, E Bridgewater, MA \$720,000
49 Market St, Rockland, MA \$380,000
330 Bedford St, Lakeville, MA \$4,840,078
89 County Rd, Mattapoisett, MA \$90,000
1375-1401 Park Ave, Cranston, RI \$3,675,000
1113 Mineral Spring Ave, N Providence, RI \$860,000
875 Pontiac Ave, Cranston, RI \$490,000
178 E Main Rd, Middletown, RI \$475,000
38-40 Haven Ave, Cranston, RI \$215,000

Office

90 Ome St, N Attleboro, MA \$955,000
105 Torrey St, Brockton, MA \$750,000
146 Clifford St, Providence, RI \$232,500
845-851 N Main St, U1 2nd Fl, Providence, RI \$220,000
845-851 N Main St, U4 2nd Fl, Providence, RI \$200,000
845-851 N Main St, U2 2nd Fl, Providence, RI \$78,000

Industrial

61 Robert Treat Paine Dr, Taunton, MA \$7,100,000
20 Townsend Rd, Attleboro, MA \$4,650,000
55 Samuel Barnet Blvd, New Bedford, MA \$3,650,000
14 Hervey Tichon Ave, New Bedford, MA \$1,100,100
125 High St, Mansfield, MA \$600,000
127 Centre St, Brockton, MA \$425,000
32 Cole St, Warren, RI \$690,000
1381 Cranston St, Cranston, RI \$575,000

Multi Unit

574 Summer St, New Bedford, MA \$240,000
92 Stafford Rd, Tiverton, RI \$336,000

Specialty

890 Brock Ave, New Bedford, MA \$1,089,000
15 Marion Dr, Kingston, MA \$2,550,000

Land

199 Mansfield Ave, Norton, MA \$600,000
108 Pulaski St, W Warwick, RI \$230,000

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

Using Analytics

One of the hottest topics within the HR industry these days is people analytics, with more than 70 percent of businesses now considering the specialty as a big priority. However, far fewer companies than that are actually aware of how to fully utilize it, particularly in regard to acquiring talent.



People analytics analyzes candidate or employee data to make HR decisions that are driven by data, with the intention of measuring the effectiveness of human resources processes, evaluating current performances in the workplace, and recruiting the best talent. One of the most important ways to properly use people analytics is to create a data management process. The lack of any data management plan can cause the collection of candidate data to go wildly out of control, so a process needs to be developed to collect, store, manage and secure candidate data, possibly with the aid of your IT team.

Knowing where to begin can also be a big challenge for HR departments. Being able to define the questions you want answered is the key, such as whether you are looking for applicants with specific skill sets like computer literacy, or soft skills such as adaptability and leadership instead.

How to Safeguard a Smartphone

In today's world many people ignore even basic methods of protecting their smartphones because they regard this as being an inconvenience. Of course, the end result to this tends to be a broken smartphone and a very annoyed consumer.



In order to avoid ending up like this, there are a few basic tips to follow that will ensure the safety of your smartphone. One of the simplest tips is to avoid using cheap chargers and cables, because many smartphones have actually exploded because of faulty chargers and batteries. While there is little that can be done about batteries, since they are non-removable in most modern smartphones, you should always seek out original cables and chargers instead of trying to save money by purchasing cheaper copies.

Try to always keep the battery at over thirty percent so that the phone is still capable of calibrating sensors and running other background applications. It is also a good idea to avoid letting your battery completely run out of energy before recharging, too.

Another simple but effective tip to safeguard your smartphone is to get a screen protector and case. Cracked screens are never something you want to see, so your phone should be bolstered with a screen protector and a strong case if you want to avoid a visit to the repair shop.

FOR SALE

**5.5 Acres - Industrial Zoned C
Land at Entrance of
New Bedford Business Park
\$499,000**

Call Richard at 508-990-4280 for Complete Details



Opportunities For Sale

799 W. Water Street, Taunton, MA \$329,000

This upgraded industrial building, with 3,700+ SF of space, offers a unique live/work setup. First floor is a large open space with high ceilings, garage door, full bath, and office/storage room. Second floor features a 2-3 bedroom residential unit with upgraded eat-in kitchen, custom bath, and large living room. Many recent updates!



275 Allen Street, Unit 6, New Bedford, MA \$255,000

This 2nd floor medical condo is just steps from St. Lukes Hospital (Southcoast Hospital Group). Also near all major roads (Routes 6, 140 and 18), banks, schools, residences, retailers and other medical professionals. The 1,564 SF (finished floor space) unit is in pristine condition. Building has handicap accessibility, elevator, and plenty of parking.



Call us at 508-990-4280 for more information on these listings.

High Visibility Leasing Opportunities

Coastal Realty Commercial Real Estate currently has several leasing opportunities in high visibility locations. Call us today for full details!



2-17 Sarah's Way, Fairhaven, MA 3 Retail Spaces • 2,000 – 3,600 SF

Join high-volume CVS, Friendly's and Pet Depot 2,000 SF & 3,600 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 vehicles per day.



331-337 State Road, Dartmouth, MA 3,000 SF Unit in 10 Unit Mall

Prominent in-line position in an 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.

FOR SALE

NEW BEDFORD, MA



**2,162 SF Office Building in Mixed Use Zone
\$174,900**

NEW BEDFORD, MA



**2,880 SF Medical Office w/ 2 Apartments
\$349,900**

FAIRHAVEN, MA



**2,406 SF Retail Building on Rt 6
\$499,000**

NEW BEDFORD, MA



**1,760 SF on Rt 6/Rockdale Ave
\$223,000**

NEW BEDFORD, MA



**1,490 SF Two Story Office Building
\$249,000**



FALL RIVER, MA



**26,733 SF Waterfront Lot
for Up to 48 Condos
\$1.5M**

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



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Commercial Real Estate
news and more

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FOR SALE

NEW BEDFORD, MA



**2,788 SF Retail with Two
2 Bedroom Apartments**
\$235,900

NEW BEDFORD, MA



**4,500 SF Retail Building on
Highly Visible Route 6**
\$319,000

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**1,646 SF Mixed Use
Retail & Residential Building**
\$229,900

NEW BEDFORD, MA



**State-of-the-Art 17,000 SF
Cold Storage Warehouse**
\$2.1M

FALL RIVER, MA



**8,688 SF Office Space on
High Traffic Road**
\$675,000