



FOR LEASE

OFFICE SPACE

412 County Street, New Bedford, MA
Office Spaces, All-Inclusive
242 Wareham Road, Marion, MA
Office Spaces on Busy Route 6
827 Pleasant Street, New Bedford, MA
1,200+/- SF On 2nd Floor in High Traffic Area
179 William Street, U7, New Bedford, MA
900 SF 2nd Floor Office in Historic Downtown
2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot
60 Brigham Street, New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl
172 William Street, New Bedford, MA
1,600 SF Office Space Downtown
26-30 Union Street, New Bedford, MA
1,500 SF Office Space, 2nd Fl

RETAIL SPACE

46 Marion Road, Mattapoisett, MA
1,400 SF Retail Space on Busy Rt. 6
219 School Street, Taunton, MA
3,371 SF Store Front
404 Winthrop Street, Taunton, MA
8,559 SF Multi-Use Building on Route 44
154 Faunce Corner Road, UF, Dartmouth, MA
1,911 SF Storefront in Busy Strip Plaza
2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot
178 Huttleston Avenue, Fairhaven, MA
4,085 SF High Traffic Location on Busy Rt 6
191-201 Pope's Island, New Bedford, MA
1,200-1,900 SF 2 Retail/Office Spaces
331 State Road, Dartmouth, MA
3,000 SF in Busy Plaza w/10 Units
832 State Road, Dartmouth, MA
2,520 SF Retail, High Visibility
4 Plaza Way, Fairhaven, MA
14,698 SF Retail/Office Space
Sarah's Way, Fairhaven, MA
2,000-2,640 SF 3 Retail Spaces

INDUSTRIAL/WAREHOUSE

211 Pope's Island, Suite 4, New Bedford, MA
1,400 SF Storage/Contractor Space
161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District
50-56 Conduit Street, New Bedford, MA
20,000 SF Flex Space
27 Healy Street, New Bedford, MA
212,000 SF Mfg-Flex Space
376 Nash Road, New Bedford, MA
17,000 SF Freezer and/or 8,000 SF Flex Space

Contact us for details!
(508) 990-4280

When Should You Get a Personal Guarantee Signed from Your Tenant ?

When you're a building owner signing a lease with a new tenant, when should you consider having them sign a personal guarantee along with the lease? If you're renting a home or an apartment unit to someone, this question will normally not come into play, because typically the renters of these types of properties are already signing under their own personal names on the lease, and they're not signing under the name of a corporation.



But when you're renting commercial property to a corporation, such as renting office, industrial, or retail space, when should you ask for the president or for one of the other senior officers of the company to sign a personal guarantee of the lease? Typically you will do this when the company is a new or a young corporation within its first several years of operation, or when you look at their financial statements and you're concerned that financially speaking, they may not be strong enough to endure paying you rent for the entire duration of the lease.

In addition, another question to ask yourself is, "If this tenant defaults on the lease and stops paying me rent, will I then be suing them for damages for the remainder of the unpaid rent due to me under the lease?" Because if your answer to this question is "No", then it won't really matter whether or not they've personally guaranteed the lease.

But at the same time, a tenant being willing to sign a personal guarantee to a lease makes a statement about their own confidence level in their ability to fulfill the terms of the lease. If they're afraid of signing the guarantee, this can then indicate that they're concerned about their own company's ability to pay you the rent for the entire term of the lease, and they just don't want to be held liable for this personally. In addition, they might consider it an insult that you don't believe in the strength of their own company, too, even though their financial statements indicate that you probably should be concerned.

However, at the same time, if the tenant is a well-known public company, or a company that has been in business for many years, and they have solid financial statements, they will most certainly have no interest in signing a personal guarantee with you, and you insisting on getting one would most likely be a deal killer.

Utilize your own judgment when insisting on personal guarantees, have your own standards for when you will be requiring them, but remember that they mean relatively nothing if you don't intend to take legal action to get paid the remainder of the rent that will be due to you under the lease.



Retrofit

Updating heating, AC, fire and safety systems in a commercial property, while the building is occupied. This is usually done during a renovation and does not affect the square footage.

SOLD

Retail

415 Stafford Rd, Fall River, MA \$180,000
904 County St, Taunton, MA \$2,162,500
283 Broadway, Taunton, MA \$595,000
253 E Main St, Fall River, MA \$420,000
271 E Center St, W Bridgewater, MA \$600,000
275 N Main St, W Bridgewater, MA \$546,250
100-269 Colony Pl (1-13), Plymouth, MA \$80,413,776
170 Rockland St (1 of 2), Hingham, MA \$21,400,000
548 Reservoir Ave, Cranston, RI \$1,300,000
276 Front St, Lincoln, RI \$650,000
200 Mineral Spring Ave, Pawtucket, RI \$290,000
1257 Greenwich Ave, Warwick, RI \$75,000
200 Mineral Spring Ave, Pawtucket, RI \$290,000
1402 Tucker Rd, Dartmouth, MA \$410,000
107 Taunton Ave, Seekonk, MA \$289,000

Office

1342 Belmont St, 3rd fl, Brockton, MA \$115,000
2376 Post Rd, Warwick, RI \$725,000
30 Bradford St, Bristol, RI \$710,000
33 North St, S Kingstown, RI \$650,000
332 Water St, Warren, RI \$345,000
24 Salt Pond Rd, grnd fl, S Kingstown, RI \$107,000
1558 Purchase St, New Bedford, MA \$620,000
515 Wilbur Ave, Swansea, MA \$280,000
225 Rockland St, New Bedford, MA \$190,000
140 Park St U:8, Attleboro, MA \$91,000

Multi Unit

254 4th St, Fall River, MA \$1,100,000
176 June St, Fall River, MA \$446,000
181 Nashua St, Fall River, MA \$425,000
809 Nantasket Ave, Hull, MA \$780,000
170 Rockland St (1 of 2), Hingham, MA \$1,400,000
178-180 Railroad St, Manville, RI \$648,000
25 Weeden St, Providence, RI \$435,000
74 Anthony Ave, Pawtucket, RI \$410,000
22 Barbara St, Providence, RI \$325,000
31 Bergen St, Providence, RI \$160,000
170-174 Hall St, Fall River, MA \$900,000

Industrial

132 Dickens St, Attleboro, MA \$175,000
125-135 Clay St, Central Falls, RI \$4,200,000
111-123 High St, Pawtucket, RI \$1,137,500
255 Dexter St, Providence, RI \$625,000

Land

718 Dartmouth St, Dartmouth, MA \$7,550,000
Fairgrounds Rd, S Kingstown, RI \$1,800,000
1008 South Rd, E Greenwich, RI \$302,000
1369 Park Ave, Cranston, RI \$300,000

Specialty

1850-1860 Westminster St, Providence, RI \$785,000
170 Rockland St, Hingham, MA \$1,400,000

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

People Management and the Millennial Manager

Many positions of leadership are now occupied by millennials, often having to supervise workers who are many years older than them.

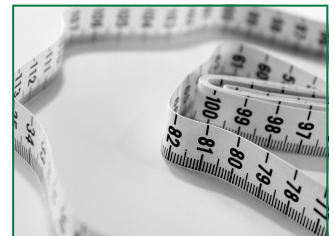
New managers often do not receive formal training in people management skills, leaving many millennial managers feeling overwhelmed or nervous about their new responsibilities. The good news is there are some people management tips that will be crucial to all new managers, and one of the most important tips for new managers is to take the time to really get to know their staff. Discover what they like and what they don't like, how they are able to thrive, and the management style that they prefer, as well as what can cause them to become frustrated. It is also a good idea to inquire about their overall career goals for the future, too. Asking such questions will not only see you gain important insights into your workers and how to get the best out of them, but it will also demonstrate to the employees that their new manager really wants to get to know them.

Another good tip is to make use of more inclusive language when discussing staff members, and your own position. Avoiding such terms as "boss", and opting for phrases such as "co-workers", can create a culture that is more team-oriented, and one that avoids isolating yourself from your employees.



Getting Rid of Belly Fat

Belly fat that refuses to go away despite exercising can be annoying, but also dangerous to health. Stomach fat is actually visceral, and surrounds organs that are vital to the correct functioning of the human body, such as the intestines and the pancreas.

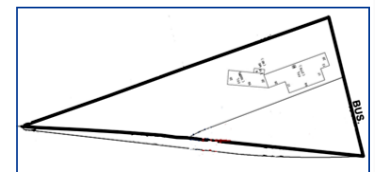


The good news is that while it is not easy to lose belly fat, there are some tips to follow to reduce the waistline. A focus on the reduction of the overall consumption of calories is the key, as general weight loss will result in a decrease in belly fat.

One method for getting rid of belly fat is to drink less alcohol, as aside from the empty calories it contains, alcohol also has to be metabolized by the human body, which causes the body to stop burning fat while doing so. Regular workouts, particularly strength training, can also help to cut down on belly fat. Aerobic and strength training combined can result in a big loss of visceral fat, according to a study published in the Journal of Sports Sciences in 2014.

FOR SALE!

Retail Bldg on Busy Road
3,865 SF - \$630,000
Confidential Location



New Bedford, MA

Call Lori for Details! (508) 736-2387 or lorinery@comcast.net

Don't Miss These FOR SALE Opportunities!



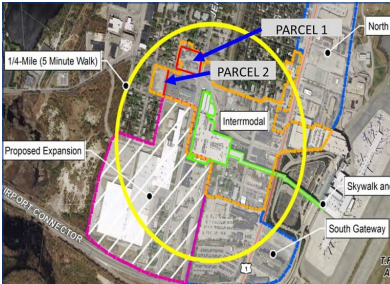
Taunton, MA

**12 Porter St.
20,236 SF Manufacturing Building**
Unique, historic brick mill industrial warehouse zoned urban residential. Plenty of room for parking to support redevelopment. \$275,000



Fall River, MA

**1 Ferry St.
26,733 SF Lot for Condos & Garage**
Approved and ready to build. Overlooking Mt Hope Bay and access to marina. \$1.5M



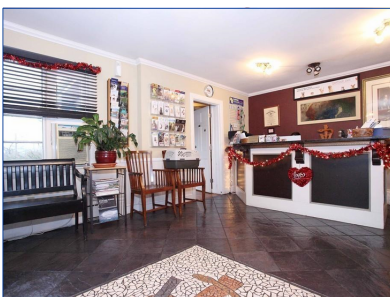
Warwick, RI

**Thurbers St. at Green State Airport
1.61 Acres Lot**
Join the State of RI in this Intermodal Development Opportunity. \$2M



Warwick, RI

**661 Jefferson Blvd.
1.59 Acre near Airport, 7 lots**
Take part in this critical economic development opportunity at Green State Airport. \$4M



New Bedford, MA

3,945 SF Commercial Bldg.
On high traffic blvd. \$475,000
Business also available.

FOR SALE TAUNTON



**3,250 SF Res/Bar w/ Liq License
\$320,000**

ACUSHNET



**5,882 SF 3 Retail Units & 2 Apts
\$549,000**

TAUNTON



**Package Deal! 7,059 SF Retail/Res
& 762 SF Single Cottage
\$769,500**

SWANSEA



**2.89 Acres Commercial/Industrial
Lot - \$1.5M**

NEW BEDFORD



**1,760 SF Retail/Office Bldg on
High Traffic Rt. 6
\$182,000**



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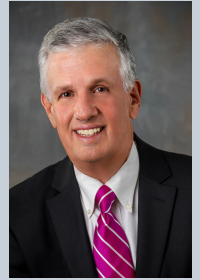
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FOR SALE

NEW BEDFORD



3,867 SF General Office Building
\$325,000

NEW BEDFORD



8,136 SF Historic Downtown
Office Building
\$750,000

NEW BEDFORD



800 SF Garage, Multiple Uses
\$110,000

NEW BEDFORD



3,372 SF Completely Updated
Rooming House (23)
\$279,000

NEW BEDFORD



17,000 SF State-of-the-Art Cold
Storage & 42,609 SF Flex Warehouse
\$2.5M

FALL RIVER



Package Deal! 2,734 SF Retail/Office
& 2,098 SF 2 Family Res
\$375,000