



FOR LEASE

OFFICE SPACE

26-30 Union St, New Bedford, MA
1,500 SF

107 Welby Road, New Bedford, MA
6,400 SF Prime Location w/ Parking Lot

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

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

65 Brigham Street, New Bedford, MA
1,140 SF Medical Office Space

RETAIL SPACE

154 Faunce Corner Rd, Dartmouth, MA
1,911 SF Plaza off of Route 195

161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District, Divisible

4 Plaza Way, Fairhaven, MA
14,698 SF Retail/Office Space

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

67-73 Huttleston Avenue, Fairhaven, MA
600 SF Plaza on Route 6

331 State Road, Dartmouth, MA
3,000 SF in Busy Plaza w/10 Units

2 Sarah's Way, Fairhaven, MA
2,600 SF Space in Highly Visible Plaza

832 State Road, Dartmouth, MA
2,520 SF Retail on Route 6 Busy Intersection

12 Sconticut Neck Rd, Fairhaven, MA
1,400 SF Retail Space in Busy Route 6 Plaza

INDUSTRIAL/WAREHOUSE

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

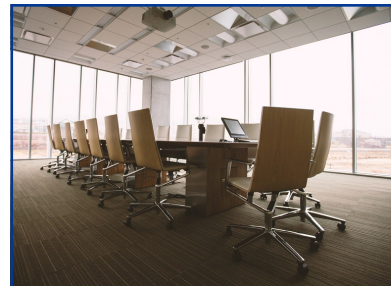
161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

376 Nash Road, New Bedford, MA
17,000 SF Freezer and/or 8,000 SF Flex Space

Contact Us for Further Information at
(508) 990-4280
or Visit Us at
CoastalCommercialRE.com

Here's What We Can Expect in Commercial Real Estate

With everything that's been going on in our lives in 2020, let's take a step back, and try to get an idea of what this will all mean to us in commercial real estate in moving forward. No one can have the ultimate crystal ball when predicting the future, but at the same time we can all look to the shifts that we've seen going on, to better help us in building our map.



For example, with all of the jobs that have been getting shipped overseas, who would have predicted a strong resurgence in industrial properties once again nationwide, as this new phenomenon called e-commerce has caused a dramatic shift in the demand for warehouse properties. In addition, under certain conditions, the demand by e-commerce for what is termed "last mile delivery" has allowed for the repurposing of some older industrial buildings, as well as some vacant retail buildings, too.

Then we have the office sector, which is right now dealing with the ramifications from social distancing within the workplace, as well as dealing with people having now had the experience of working from home, as the COVID-19 quarantines within recent months have made this necessary. In addition, with people now continuing to order a higher percentage of their retail products online every year, what will this now mean for the future demand for retail space?

So in looking towards the future, it seems that office and retail properties could be more challenging, while industrial and multi-family properties could be the better bet. Because with apartment buildings, for example, people will always still need a place to live, even though they may no longer be working inside of a commercial building.

With office and traditional retail properties, it may become more important than ever to have solid, in-demand locations for these, as people will ideally want to rent the best, and if office demand isn't strong, the older and less-desirably located buildings may need to have reduced asking rates in order to get leased.

There is no one-size-fits-all solution for all commercial real estate investors in every location. What's important is for you to do your homework and gauge the trends within the local market where you own your property, consult with an expert, and then make your best moves accordingly. Then when you do this, you'll stand the greatest chance of being thrilled with your commercial real estate decisions, and you'll make the best decisions for your future, too.



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monthly newsletters electronically?*

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CoastalCommercialRE.com/Newsletters

SOLD

Retail

136 Ashley Blvd, New Bedford, MA \$7,859,619
369 Plymouth St, Fall River, MA \$4,100,000
550 Tarklin Hill Rd, New Bedford, MA \$1,165,720
16 Washington St, Taunton, MA \$600,000
38 Center St, New Bedford, MA \$565,000
1641-1647 S Main St, Fall River, MA \$550,000
267 Park St, Attleboro, MA \$250,000
285 W Grove St, Middleboro, MA \$825,000
30 Intervale St, Brockton, MA \$550,000
760 Center St, Middleboro, MA \$500,000
29 E Battles St, Brockton, MA \$275,000
1707 Plainfield Pike, Johnston, RI \$850,000
305-307 Pocasset Ave, Providence, RI \$310,000
1917 Westminster St, Providence, RI \$228,500
873 Cranston St, Cranston, RI \$205,000

Office

283 Sawyer St, New Bedford, MA \$595,000
780 County St, Somerset, MA \$129,000
3362N Main St, Fall River, MA \$100,000
200 Cordwainer Dr, Norwell, MA \$3,200,000
1 Coastway Blvd, Warwick, RI \$8,800,000
1168 Newport Ave, Pawtucket, RI \$290,000
365 Eddy St, 3rd Fl, Providence, RI \$220,000

Multi Unit

1890 Broad St, Providence, RI \$2,447,581
70 Reservoir Ave, Pawtucket, RI \$1,506,203
75 Orchard Ave, Providence, RI \$1,490,000
41 Cherry St, Pawtucket, RI \$1,066,894
198 Armington St, Providence, RI \$815,000
91-99 Spring St, Manville, RI \$815,860
800 Weeden St, Pawtucket, RI \$753,102
82 Pond St, W Warwick, RI \$625,000
45 Loraine Ave, Pawtucket, RI \$430,000

Land

54 Cameron Way, Rehoboth, MA \$220,000
50 Prestige Way, Plymouth, MA \$14,309,432
Prestige Way, Plymouth, MA \$1,354,266
Arons Way, Kingston, MA \$2,193,484
1099 Social St, Woonsocket, RI \$610,000

Industrial

527 Pleasant ST, Attleboro, MA \$7,650,000
240 Manley St, Brockton, MA \$8,000,000
704 Washington St, Pembroke, MA \$1,623,495
708 Washington St, Pembroke, MA \$1,286,146
706 Washington St, Pembroke, MA \$961,823
708A Washington St, Pembroke, MA \$107,994
708B Washington St, Pembroke, MA \$185,542
840 Cumberland Hill Rd, Woonsocket, RI \$1,700,000
155 Amaral St, E Providence, RI \$1,650,000
6 Bowen St, Johnston, RI \$400,000
797 Danielson Pike, Scituate, RI \$200,000

Specialty

161 Calef Ave, Swansea, MA \$1,072,300
10 Pond St, Norwell, MA \$5,800,000

Student

496-498 Douglas Ave, Providence, RI \$348,000

Hospitality

222 Prospect Ave, Middletown, RI \$825,000

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Nutrition and the Immune System

The need to have a strong immune system is more important than ever, and there are a number of different factors, including lifestyle, that can help to boost your immunity.

One of these factors is to have a healthy diet. Bad eating habits can have a negative impact on the immune system, but the good news is this means the reverse is also true. Not drinking enough water and consuming too much caffeine, alcohol and refined carbohydrates are bad habits that can all harm the immune system. The three best nutrients that can help to boost the immune system are vitamin C, vitamin D and zinc. Foods high in zinc include oysters, cheese, and shellfish, as well as legumes such as beans, chickpeas and lentils. Good sources of vitamin D include fortified milk, oil and salmon, but vitamin A is also needed to make vitamin D work for the immune system, so carrots, dried apricots, mangoes and all yellow vegetables are also recommended. Foods rich in vitamin C include berries, fruits, leafy vegetables and lemons.



Adjusting to Remote Learning

Children are faced with new challenges this school year with many districts changing to remote learning, but the good news is there are some things parents can do to help them to adjust.

The most important thing to do is to make sure the children stay on a schedule.



Children thrive on the routine and structure that is afforded by a schedule, which lets them know what to expect, and makes them feel more secure.

Parents can help with this by ensuring that children have several tasks to be completed by lunchtime, while allowing them some flexibility by getting to pick which ones they want to do first.

Also a good idea is for children to have a space that is designated for their learning which they are also allowed to decorate, to give it an even more personal feel.

Parents also need to be patient and remember that it is normal to feel stressed and overwhelmed sometimes, and to take a break every so often.

FOR LEASE!

6,400 SF One Level
Handicap Accessible
Off Rte. 140, Parking Lot
\$ 7,500 NNN



New Bedford, MA

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

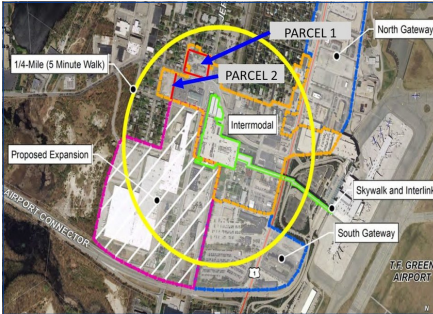
Don't Miss These FOR SALE Opportunities!



ACUSHNET, MA

77-79 Slocum Street

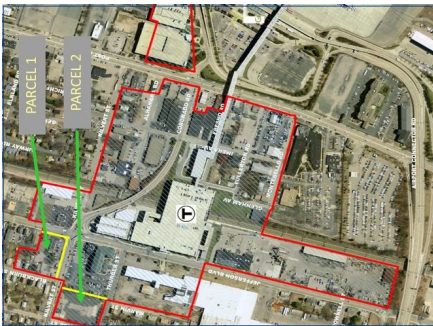
5,882 SF freestanding building with 2 apartments and 2 businesses. Includes bar license & equipment. \$599,000



WARWICK, RI

0 Thurbers Avenue

1.61 acres lot near Green State Airport. Economic Intermodal Development Opportunity \$2M



WARWICK, RI

661 Jefferson Boulevard

7 total lots-1.59 acres near Airport. Located at ground zero of one of the most important economic development projects of the State of Rhode Island. \$4M

Small Businesses and HR

HR functions are not dealt with by separate departments in start-ups and most small businesses, especially those with single owners, and it can be difficult for this kind of business to handle the likes of hiring, office politics, employee insurance, and tracking personal time off.



The good news is there are a number of HR tips that can help small businesses with hiring the right people, to ensure that their company can keep growing. One good tip is to utilize the interview process as a way of marketing your business, too.

Whether a candidate is hired or not, it is smart to make a good impression in terms of friendliness, positivity and professionalism, and effort should be made to ensure that you part on good terms.

Another good tip is to take extra care when making those first hires, as they will be laying the foundation for the advancement and development of your business. Use a good employee screening firm to ensure that new workers you hire come your way along with having a good track record.

FOR SALE NORTH DARTMOUTH



1,097 SF Office off Rte. 195
Busy Faunce Corner Rd. w/
Parking \$137,500

NEW BEDFORD



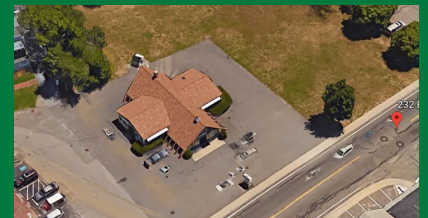
3,945 SF Commercial Building on
High Traffic Corner - \$425,000

NEW BEDFORD



1,269 SF Opportunity
Office/Retail \$154,500

HYANNIS



2,280 SF Bldg on .94 Acres in
Opportunity Zone. Prime Location
\$1.1M

SWANSEA



2.89 Acres Commercial / Industrial
Lot on Rte. 6 off Rte. 195 - \$1.5M



COASTAL COMMERCIAL Real Estate

Commercial Real Estate

November 2020

news and more

US.POSTAGE
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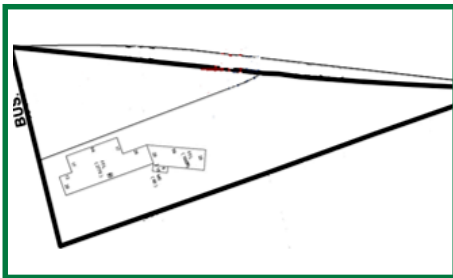
CBB, LCBI, M&AMI, President



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FOR SALE

NEW BEDFORD



3,865 SF Retail w/ Large Lot on
Busy Road Off Rte. 140 - \$630,000

NEW BEDFORD



4,300 SF Downtown 2-Story
Professional Building - \$349,900

NEW BEDFORD



2,800 SF Mixed Use-Medical Office
& 2 Rental Apts. - \$425,000

NEW BEDFORD



1,760 SF Retail/Office on High
Traffic Route - \$275,000

FAIRHAVEN



22,200 SF Steel Building with parking
lot. Opportunity Zone - \$1.65M

ACUSHNET



58.5 Acres Mobile Home Park
100% Occupied with 49 lots - \$2.7M