



FOR LEASE

OFFICE SPACE

67 Brigham Street, New Bedford, MA
1,440 SF Medical Office

215 Pleasant Street, Fall River, MA
4,400 SF Entire 3rd Fl Office Space

398 County Street, New Bedford, MA
Magnificent Space on 2nd Floor

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

127 Faunce Corner Road, Dartmouth, MA
5,000 SF End Cap Storefront Retail/Office

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

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF Two 2nd Fl Office

81 County Road, Mattapoisett, MA
Two 1800 SF Units in Windswept Village

RETAIL SPACE

617,619 Brock Avenue, New Bedford, MA
Two 750 SF Storefront Units

88 Faunce Corner Mall Road, Dartmouth, MA
511 SF in Business Park

35 W.Rodney French Blvd -U:1
2,128 SF Storefront on Busy Rd

340 Front Street, Marion, MA
1,550 SF Space in High Traffic Area

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

145 Faunce Corner Crossing, Dartmouth MA
U:2.8, 9 Up to 5,400 SF Space in Busy Plaza

161 Pope's Island, New Bedford, MA
1,322-2,146 SF Waterfront District

32 Howland Road, Fairhaven, MA
3,784 SF Space on Highly Traveled Road

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

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

INDUSTRIAL/WAREHOUSE

951 Slade Street, Fall River, MA
4,650 SF Heated Whse / 450 SF Office

1450 N Main Street, Raynham, MA
25,360 SF Heated Warehouse Space

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

Contact Us at

(508) 990-4280 or Visit Us at

www.CoastalCommercialRE.com

Looking Back to Look Ahead at Commercial Real Estate Investment

One of the challenges for any investor in the commercial real estate market is to avoid getting caught up in the immediacy of the market. Having the ability to take a step back and use a longitudinal look over the last two decades is a more effective investment strategy moving forward.



In the September 24, 2021, Commercial Repeat-Sale Indices report, four of the major U.S. commercial real estate sectors were rated with regards to their performance over the last quarter-century. This background is surprisingly positive, with some of the doom and gloom anticipated in the early days of the COVID-19 pandemic failing to materialize. The government programs to protect businesses through targeted types of loans and relief assistance had a part in reducing the anticipated bottoming out of markets. In addition, the critical nature of many businesses as part of the infrastructure of communities, global supply chains, and essential services also added a layer of protection. Most notably, the foreclosure rate on commercial real estate did not change significantly through the last two years, nor did the price of real estate rapidly drop. At the same time, investments in the construction of new commercial real estate continued to increase, a trend that has been ongoing for decades.

Office Buildings

In the report, the June 2021 U.S property type index for office buildings across the country was 227.4% higher than in 1996. While there are increased vacancies in major centers, how long this continues to be a factor is not clear. Companies continue to work with employees in partial or full remote work agreements. Still, the essential staff is slowly coming back to full-time in-office work, which is a good indicator of future trends.

Industrial Facilities

Investing in industrial real estate continues to be one of the hot spots for investors. With a 310% increase in the U.S. property type index since 1996, this is considered to be an area with the potential for significant growth in the future. Large facilities used by Amazon, Lowes, Home Depot, and others have driven this market.

Multifamily Real Estate

Up 542.9% in the U.S property type index since 1996, this is one sector that benefited from the bottoming out of the residential real estate market and the high level of foreclosures between 2006 and 2014. As the population ages and people move from large centers post-pandemic, the demand for multifamily properties outstrips the market availability both for apartment seekers as well as investors in both major centers as well as smaller cities and towns.



Base Year Stop

A building owner agrees to pay the tenant's first-year expenses & continues to pay the same amount yearly while the tenant pays additional costs above the amount realized in the base year.

SOLD

Retail

109 Winter St, Taunton, MA \$4,000,000
130 Washington St, N Easton, MA \$809,943
585 Richmond St, Taunton, MA \$800,000
18-20 E Water St, Rockland, MA \$890,000
174 Plymouth St, Carver, MA \$660,000
27 Strawberry Field Rd, Warwick, RI \$1,400,000
1926 Smith St, N Providence, RI \$525,000
237 Front St, Lincoln, RI \$265,000
5 Raffaele Rd, Plymouth, MA \$730,000

Office

9 S 6th St, New Bedford, MA \$825,000
175 William St, New Bedford, MA \$445,000
252 High St, Fall River, MA \$685,000
200 Chauncy St, Mansfield, MA \$440,000
52 Accord Park Dr, Norwell, MA \$1,800,000
1598 S County Trl, E Greenwich, RI \$15,900,000
383 Benefit St, Providence, RI \$2,000,000
85-87 Academy Ave, Providence, RI \$379,000

Multi-Unit

737 Cranston St, Providence, RI \$700,000
555 Eastern Ave, Fall River, MA \$480,000
676 Plymouth Ave, Fall River, MA \$1,465,000
183 George St, Fall River, MA \$815,000
252 High St, Fall River, MA \$685,000
68 Blossom Rd, Westport, MA \$715,000
209-211 Nash Rd, New Bedford, MA \$497,000
17 Roosevelt St, New Bedford, MA \$471,000
56 Foster St, New Bedford, MA \$460,000
18 W Water St, Rockland, MA \$890,000
1049-1050 Main St, Brockton, MA \$685,000
475 Nantasket Ave, Hull, MA \$1,000,000
232 Broadway, Pawtucket, RI \$347,500
189 Logee St, Woonsocket, RI \$351,000

Industrial

800 John Quincy Adams Rd, Taunton, MA \$78,000,000
599 Commerce Dr, Fall River, MA \$4,750,000
49 Hassey St, New Bedford, MA \$3,000,000
11 William St, New Bedford, MA \$1,150,000
3 Minturn Farm Rd, Bristol, RI \$3,164,500

Specialty

28 Fish Rd, Tiverton, RI \$800,000
4 Point St, Little Compton, RI \$749,900

Land

436 Wareham St, Middleboro, MA \$750,000
1010 Elm St, Bridgewater, MA \$720,000
0 Poppasquash Rd, Bristol, RI \$2,800,000
602 Mineral Spring Ave, Pawtucket, RI \$855,000
380 4th St, Fall River, MA \$175,000

Warehouse

30 Coronado, Warwick, RI \$1,017,500

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Eye Health

Vision problems can be a serious health issue, making it crucial to take preventable measures before such problems arise in order to make sure your eyes remain healthy.

One of the simplest tips for eye health is to eat well and get plenty of exercise.



The leading cause of adult blindness is type 2 diabetes. Eating a balanced diet and staying at a healthy weight will lower the odds of obesity and such related diseases.

Age-related vision problems such as cataracts and macular degeneration can also be staved off with nutrients like lutein, Vitamins C and E, omega-3 fatty acids and zinc.

Another good tip is to wear sunglasses all year round, not just in the summer. UV rays do serious damage to eyes, and eyes can even be sunburned, which is very painful.

Prolonged exposure to sunlight can cause cataracts, macular degeneration, skin cancer round the eyes and abnormal growths, so wearing protective eyewear when outside is crucial all the time.

Prostate Cancer

Prostate health is vital to the wellbeing and longevity of all men. There are foods that can be eaten that actively prevent the development of cancer.

Tomatoes and many red fruits and vegetables are a good source of nutrition for men who want to cut down the chances of them developing prostate cancer especially those who may be in a high-risk category. These can contain the nutrient Lycopene, which is an anti-oxidant able to modulate many of the male hormones that create a risk of cancer.

Green tea and white tea are also excellent suggestions for men concerned by prostate health due to it containing epigallocatechin gallate, an anti-angiogenesis that blocks the ability of cancerous tumors to create blood vessels and inhibits their growth.

Organic soy foods can also be helpful.

The likes of tofu, edamame, soymilk, tempeh and miso contain isoflavones, phytochemicals that bind with the body's estrogen receptors and block estrogen, discouraging prostate and even breast cancer cell growth.

FOR LEASE!

Up to 3,000 SF Two
2nd Floor Office Spaces
\$20NNN

Contact Lori at (508) 736-2387
or lorinery@comcast.net



New Bedford, MA

New Development Opportunity FOR LEASE

161 Pope's Island, New Bedford, MA



Join the marine community of waterfront properties, businesses & enjoy the high traffic count on the New Bedford/Fairhaven line!

New 2021 construction creating four 1st floor commercial/retail office units ranging from 1,322 SF - 2,146 SF.

Units can be combined for a larger layout.

Contact Richard Stang at 508-990-4280 or r.stang@nerycorp.com

Fun Facts

Fun trivia facts are all around us, and there is no shortage of strange but fascinating bits of information to choose from!

One fun fact is that the moon can have earthquakes, which are known as "moonquakes". Bees sometimes sting each other if they are protecting their own territory or feel threatened by the presence of another bee. Koalas have their own individual fingerprints just like humans. Pirates of the Caribbean is the most expensive film ever made, costing over US\$375 million to produce. Moving tectonic plates result in Iceland actually growing by as much as five centimeters every year. There are more than 11 different time zones within Russia, which also has a greater surface area than the entirety of Pluto. Kentucky is the home of more caves than anywhere else in the entire world. In terms of width, Australia is bigger than the moon. Shrimps have their heart in their head. Sloths take two weeks to properly digest their food.



FOR SALE!

3,890 SF

2 Free-Standing Buildings

\$499,000

Contact Richard at (508) 990-4280
or r.stang@nerycorp.com



Fall River, MA

FOR SALE

NEW BEDFORD, MA



13,000 SF 3 Buildings in
Prominent North End \$750,000

NEW BEDFORD, MA



2,890 SF Two Storefronts &
One Apartment \$295,000

NEW BEDFORD, MA



1,245 SF Medical Office
Condo Units 2 & 3 \$155,000

NEW BEDFORD, MA



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

FALL RIVER, MA



26,733 SF Lot \$1.5 M



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate

news and more

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FOR SALE

PLYMOUTH, MA



4,020 SF Day Care / Residential
Cape \$825,000

NEW BEDFORD, MA



3,102 SF Turnkey Bar &
Real Estate with Apts. \$525,000

NEW BEDFORD, MA



2,940 SF Retail Building on Corner
Lot w/ Parking \$850,000

NEW BEDFORD, MA



6 Condos Near Industrial Park and
Rte. 140 Exit \$649,000

MARION, MA



2.9 Acres w/ 2 Warehouse
Buildings 5,531 SF combined
\$970,000

NEW BEDFORD, MA



4,300 SF Newly Renovated
Mixed-Use Office/Residential
\$399,000