

## FOR LEASE

### OFFICE SPACE

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

26 7th Street Unit 1S, New Bedford, MA  
1,200 SF Downtown Office Space

### RETAIL SPACE

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

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

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

331 State Road, Dartmouth, MA  
1,500 SF Retail Space in Mall w/ 10 Units

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

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

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

*For More Information,  
Please Contact Us at  
(508) 990-4280 or Visit Us at  
[www.CoastalCommercialRE.com](http://www.CoastalCommercialRE.com)*

## A Look Forward at The Potential For 2022 Commercial Real Estate

After two years of saying everything will be back to normal soon, investors, businesses, and the world as a whole are ready to move forward. There is a shift to a more positive and optimistic look for the commercial real estate (CRE) sector. Still, there are some looming concerns with the new variants of Covid that may be around the corner. Just how



much impact Omicron will have on the market is yet to be known, but it is clear that the world as a whole is adapting. This adaptation is moving all aspects of industry, commercial, and business forward, creating a positive outlook for 2022 and the years to follow. There are changes in the CRE industry that are linked to this recovery. Employers are bringing employees back to work, even if the new normal may include more office sharing and fewer employees working nine to five at an office. Office buildings are shifting and accommodating these trends. This includes creating an increased availability of shared workspace, use of resources between tenants to reduce costs, and recognizing the demand for luxury and prestigious CRE hasn't decreased but increased.

According to the 2022 Deloitte's commercial real estate survey, the following information shows just how positive the potential is for the market.

- REaaS or Real Estate as a Service is becoming more important as an alternative to traditional CRE. This involves digitization and using smart buildings to create the option for on-demand space for companies. The space is customized and scalable, providing a very different model from the traditional landlord and tenant arrangement.

- Increasing focus on social responsibility in the CRE industry. This is not specific to 2022, with the focus over the last decade on building more energy-efficient, greener, and sustainable types of office and commercial spaces. As companies are more focused on meeting their customers' demands for greater social responsibility by corporations, buildings with these features will become the new standard.

Older buildings in premium locations may find that some of the newer trends reduce the focus on the location and turn to functionality, technology, and properties with social interests as a priority. How these issues will impact the short and long-term CRE market is still unknown. However, the impact of Covid, the advances in technology, and the demand for flexibility and function in CRE will continue to be a driving factor in 2022 and beyond.



## Diversification

*A method of reducing risk by investing in unrelated, or uncorrelated assets.*

## SOLD

### Retail

1012 Bedford St, Fall River, MA \$1,800,000  
1624 GAR Hwy, Somerset, MA \$800,000  
747 Centre St, Brockton, MA \$575,000  
1016 E Main Rd, Portsmouth, RI \$2,450,000  
127-133 Friendship St, Providence, RI \$1,550,000  
2299 Tower Hill Rd, Saunderstown, RI \$940,000  
665 Warwick Ave, Warwick, RI \$595,000  
1075 S Broadway, E Providence, RI \$385,000  
270 Seabury St, Fall River, MA \$178,000  
930 County St, New Bedford, MA \$165,000  
761 N Main St, Providence, RI \$225,000

### Office

91 Washington St, Taunton, MA \$4,703,500  
100 John L Dietsch Sq, N Attleboro, MA \$2,500,000  
21 County Rd, Mattapoisett, MA \$375,000  
122 Waltham St, Pawtucket, RI \$249,900  
35 Kearsarge St, New Bedford, MA \$239,000  
68 Court St, Plymouth, MA \$720,000  
21 County Rd, Mattapoisett, MA \$375,000  
187 Cumberland Ave, Attleboro, MA \$335,000  
747 Pontiac Ave, Cranston, RI \$800,000  
65 Sharp St, Hingham, MA \$1,506,422

### Multi Unit

2088-2120 Phillips Rd, New Bedford, MA \$637,000  
43-45 Kenyon St, Providence, RI \$800,000  
141-145 Hunter St, Fall River, MA \$760,000  
26-28 Fisher St, N Attleboro, MA \$618,750  
1254-1260 S Main St, Fall River, MA \$700,000  
52 Marchand St, Fall River, MA \$662,000  
27 Clement St, Fall River, MA \$600,000  
20 George St, New Bedford, MA \$515,000  
105 Thomas St, Fall River, MA \$600,000  
207 Rodman St, Fall River, MA \$475,000  
74 Cove St, Fall River, MA \$470,000  
24 Forest St, Fall River, MA \$475,000  
56 Clifford St, New Bedford, MA \$425,000  
133 Summer St, Plymouth, MA \$725,000  
37 Oak St, Middleboro, MA \$825,900  
266 Pine St, Fall River, MA \$372,000  
219 Montaup St, Fall River, MA \$400,000  
63 County St, New Bedford, MA \$443,000  
536 Bay St, Taunton, MA \$595,000  
7 School St, Attleboro, MA \$715,000  
157-163 Acushnet Ave, New Bedford, MA \$460,000

### Industrial

192 Mansfield Ave, Norton, MA \$67,131,460  
620 Spring St, N Dighton, MA \$4,000,000  
52 Ferry St, Fall River, MA \$1,700,000  
132 Campanelli Industrial Dr, Brockton, MA \$35,362,705  
1010 Chestnut St, Brockton, MA \$14,731,600  
43 Dyerville Ae, Johnston, RI \$450,000  
55 Sharp St, Hingham, MA \$3,143,578

### Specialty

298 High St, Duxbury, MA \$626,000

### Land

1693 Fall River Ave, Seekonk, MA \$800,000  
1764 Crandall Rd, Tiverton, RI \$425,000  
250 Warwick Ave, Cranston, RI \$790,000

### Flex

165 Dean Knauss Dr, Narragansett, RI \$1,650,000

Contact Us at  
(508) 990-4280 or Visit Us at  
[www.CoastalCommercialRE.com](http://www.CoastalCommercialRE.com)

## FOR LEASE

**161 Pope's Island, New Bedford, MA**



## New Development Opportunity!

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

**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](mailto:r.stang@nerycorp.com)**

## Staying Inspired

Getting inspired is one thing, but being able to stay inspired in a hectic and increasingly stressful world can be an even more difficult task to accomplish. The good news is there are ways to remain inspired even in these changing times.

One good tip is to spend as much time as possible with the people you love and associate with individuals who are themselves very creative and full of inspiration, which makes it more likely that they will be able to inspire something in you.

Reading about a variety of different topics with which you have had little previous experience is also a great idea as not only will it expand your knowledge but that extra information can also be responsible for striking up the light of inspiration. Doing things differently, even simple things such as eating different food, going to work via a different route, or taking a walk in a new direction, can also serve as sources of inspiration.



**New Bedford, MA**

## FOR LEASE!

**Up to 3,000 SF Two  
2nd Floor Office Spaces  
Close to Downtown and  
Highway**

**Contact Lori at (508) 736-2387  
or [lorinery@comcast.net](mailto:lorinery@comcast.net)**



## Early Retirement Tips

Many people today are keen on the idea of early retirement, but in order to achieve this goal, there are a number of tactical decisions and savings tips they will need to follow in order to do so successfully.

One of the most important pieces of advice is to take full advantage of the benefits offered by your workplace.

Many people do not opt into company benefits, but taking advantage of work retirement benefits is a vital step for anyone hoping to be able to get out of the workforce early.

Ruthlessly managing expenses is crucial to early retirement plans. A close eye needs to be kept on household expenses at all times, including after retirement. Be disciplined in regards to budget and always stay on track while keeping an eye on any new fees your bank tries to introduce.

There are specific objectives that will need to be met to successfully retire early, and having saving strategies in place to get the necessary capital will be responsible for the success or failure of that plan.

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## Getting Back Your Love of Exercise

Lockdowns derailed a lot of exercise regimes for many people, and getting back into a regular routine as the world slowly returns to normal can be a tough challenge.

The physical struggle is one thing, but even finding the motivation and inspiration to start again can be just as difficult but the good news is there are ways to find that inspiration all over again.

It is important to accept and acknowledge the fact that the end of your old exercise regime was caused by events outside of your control and that there is no need to blame yourself for getting out of the routine or to start off again slowly so as to make it easier on yourself.

It is also important to persevere with a new regime until it starts to once more become second nature.

Sedentary lockdown habits can cause us to feel lazy and depressed, but those changes will be undone by physical activity, which in turn inspires us to continue to do more exercise.



**Mattapoisett, MA**

## FOR LEASE!

**Two 1,800 SF Units in  
Windswept Village  
Retail / Medical / Office**

**Contact Lori at (508) 736-2387  
or [lorinery@comcast.net](mailto:lorinery@comcast.net)**

## FOR SALE

### NEW BEDFORD, MA



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

### NEW BEDFORD, MA



**2,600 SF Retail Storefronts  
\$295,000**

### FALL RIVER, MA



**26,733 SF Lot Overlooking  
Mt. Hope Bay \$1.5M**

### NEW BEDFORD, MA



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



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Commercial Real Estate

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## FOR SALE

### MARION, MA



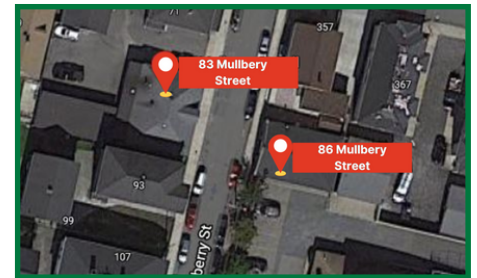
8.55 Acres & 5,531 SF Buildings  
\$1.1M

### NEW BEDFORD, MA



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

### FALL RIVER, MA



3,890 SF 2 Free-Standing Buildings  
\$399,999

### NEW BEDFORD, MA



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

### PLYMOUTH, MA



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

### SWANSEA, MA



2.89 Acres Commercial/Industrial  
Lot \$1.65M