

FOR LEASE

OFFICE SPACE

175 William Street, New Bedford, MA
850 SF 3 Office Spaces in Downtown

30-32 William Street, New Bedford, MA
Historic Downtown 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

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

21 Ventura Drive, Dartmouth, MA
7,300 SF State of the Art Space w/ 15' Ceilings

404 County Street, New Bedford, MA
Office Spaces in Majestic Downtown Mansion

RETAIL SPACE

895-897 Pleasant Street, New Bedford, MA
Up to 3,000 SF, Two 2nd Fl Office Spaces

2667 Cranberry Hwy, Wareham, MA
1,500 SF Fully Equipped Salon

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
1,372-2,146 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

211 Pope's Island, New Bedford, MA
2,000-4,000 SF at The Bridge Shoppes

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

INDUSTRIAL/WAREHOUSE

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

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

Helpful Tips for Choosing Commercial Real Estate Management Software

There is no doubt that commercial property management is often the most challenging aspect of getting into this type of investment. Unlike residential investment where there is one property and one tenant, commercial real estate may involve hundreds of tenants in a single building, particularly when investing in multifamily dwellings. Even with retail or office commercial real estate management, there are multiple tenants in most buildings.

In addition, each tenant may have negotiated a slightly different lease agreement, which means a lot of potential for problems if the property management is not focused on adhering to the terms of the lease agreement. One solution is to hire a property management company to provide the day-to-day aspects of managing the investment. However, with this approach, it is often challenging for the owner to have immediate access to information to make the best decisions. A solution for this is to invest in the right commercial property management software that provides transparency, automation, and increased efficiency for both the owner/investor as well as the property management team. There are several commercial property management software platforms and solutions on the market today. Not all offer the same features and options, and there is a significant difference in price between the basic and the advanced levels of software solutions.

Know Your Needs Now and In the Future

It is a good idea to talk to other commercial property owners and find out what features they use, what they wish they had, and what features they do not use on their current software systems. It is also important to talk to your property management team or to review what you need to have in the software. Some things to consider include how the leases are structured, common area maintenance a factor in the agreement, and who is involved in the leasing process from listing the property to closing the deal and completing the terms of the lease agreement. The software should be designed to allow access to the system based on a hierarchy or access restrictions to enhance security and prevent sensitive information from being accessed.

Integration with Current Processes

It is important to consider that, even with customization and options, there may be a need to integrate a current software system or program into the commercial property management system. The top software programs can accommodate this option, which can reduce the cost and the time of migrating data from one software program to another.

Automation Potential

Look to any commercial property management software to automate as much as possible through the system. This helps to eliminate errors, missed deadlines, and strategic business processes. It is also critical to ensure the information you have when making decisions is accurate, timely, and free from omissions that may delay your decision-making ability at critical times.





Preleased Space

Space that has been leased to a tenant with the plans of future development but not yet under construction.

SOLD

Office

2 Columbia Rd, 2nd fl, Pembroke, MA \$70,000
1313-1321 S Main St, Fall River, MA \$550,000
54 Main St, Bridgewater, MA \$500,000

Multi Unit

332 Marion Rd, Middleboro, MA \$1,449,000
262 Wilbur St, Fall River, MA \$600,000
1 White St, Taunton, MA \$680,000
98-114 Tuttle St, Fall River, MA \$1,300,000
818 Charles St, Providence, RI \$650,000
615-617 County St, New Bedford, MA \$535,000
514 Hanover St, Fall River, MA \$550,000
60-64 Winter St, Brockton, MA \$2,600,000

Mixed-Use

19 Grove St, Berkley, MA \$375,000
364-368 Ashley Blvd, New Bedford, MA \$751,000

Industrial

41 Leona Dr, Middleboro, MA \$4,150,000
104 Mattakesett St, Pembroke, MA \$875,000
81 Commerce Dr, Fall River, MA \$77,527,381
60 Maple St, Mansfield, MA \$29,250,004
45 Vineyard Rd, Seekonk, MA \$15,271,554
20 Townsend Rd, Attleboro, MA \$12,125,433
55 Samuel Barnet Blvd, New Bedford, MA \$7,283,406
50 Commerce Way, Norton, MA \$6,579,441
989 Belmont St, Brockton, MA \$22,000,000

Health Care

25 E Nilsson St, Brockton, MA \$2,905,000

Hospitality

1 Goat Ls, Newport, RI \$174,000,000

Flex

15 Commerce Way, Norton, MA \$7,292,110
10 Commerce Way, Norton, MA \$4,670,672
1320 Eddie Dowling Hwy, Lincoln, RI \$1,575,000
15 John L Dietsch Blvd, N Attleboro, MA \$6,350,000

Land

300 Tower Hill Rd, N Kingstown, RI \$536,000

Contact Us at
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www.CoastalCommercialRE.com

Teenagers and Healthy Eating

The nutritional needs of teens are different from that of adults. A steady supply of nutrients and calories are required every day to support proper development and growth.

Their overall health can benefit from a diet that is high in nutrition but cognitive performance, metabolic health, and mood can all be adversely affected by a diet that does not have enough calories or essential nutrients.

Boys and girls between the ages of ten to thirteen have similar calorie needs, but from the age of fourteen onwards, boys have increased needs while girls remain the same between the ages of twelve to eighteen.

Teenagers who are athletes may require additional calories to ensure they maintain their body weight.



Backpack Tips

One of the most surprising travel tips is to eschew the use of suitcases in favor of a backpack and to pack as little as possible.

There is a wide array of backpacks available on the market today that are deliberately designed to fit below airport carry-on limits and some can even give a good impersonation of a suitcase by opening from the front and having spacious main pockets.



It is a good idea to bring along clothes that are breathable and will dry very quickly while leaving the heavy cotton items at home. Synthetic t-shirts and linen shirts are a good bet to take along in a travel backpack. Wool layers are recommended if you are visiting somewhere where cold will be an issue. It is a good idea to swap a laptop for a tablet or even just bring along your phone instead, if possible, as they are quite heavy, particularly when a charger has to be brought along as well.



Dartmouth, MA

FOR LEASE!
State-of-the-Art Office
Space w/ 15' Ceilings!
\$15 NNN

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

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 1,372 SF - 2,146 SF. Units can be combined for a larger layout.

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

Stockholm Facts

The cultural, economic and political heart of Sweden, Stockholm is full of fascinating history, people, and places! Stockholm was founded nearly a thousand years ago back in the 13th century on Stadsholmen Island, known today as the Gamla Stan old town district. The people of the town built stone and brick defensive walls around the town as protection. While Stockholm may not have been founded until the 13th century, people have been living in the area since the Stone Age. Archaeologists have discovered items including stone tools that suggest people have been living and hunting in the area for around eight thousand years, with villages and small farms emerging over time. Stockholm is the largest Nordic city, playing home to as many as 980,260 as of 2021. Stockholm County has a population of no less than 2.42 million. The famous Nobel Prizes are given out in Stockholm.



Dartmouth, MA

FOR LEASE!

5,000 SF End Cap
Storefront
Retail / Office \$25 NNN

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

FOR LEASE

DARTMOUTH, MA



1,500 SF Retail Space in Strip Mall
w/ 10 Units \$15 NNN

FAIRHAVEN, MA



Two Units Available at Fairhaven
CVS Plaza \$15 NNN

DARTMOUTH, MA



1,911 SF Retail Storefront on Highly
Traveled Road \$16 NNN

FAIRHAVEN, MA



1,972 SF Retail End Cap on Highly
Traveled Road \$18

DARTMOUTH, MA



Up to 5,400 SF Retail Space in
Fauce Corner Crossing \$16 NNN



700 Pleasant Street, Suite 330 New Bedford, MA 02740

July 2022

Commercial Real Estate
news and more

US.POSTAGE
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NEW BEDFORD, MA
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Follow Us!



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FOR SALE

NEW BEDFORD, MA



3,372 SF Licensed Rooming House
\$550,000

MARION, MA



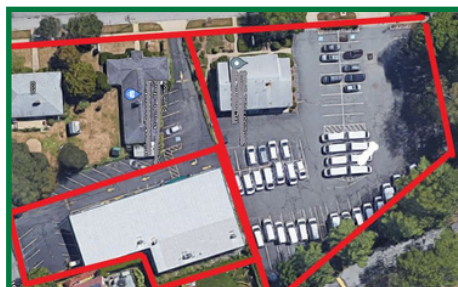
8.55 Acres & 5,531 SF Buildings
\$1.1M

NEW BEDFORD, MA



4-Condo Office Package in
Historical Rodman Mansion \$1.3M

NEW BEDFORD, MA



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2.95M

DARTMOUTH, MA



Unique 1,120 SF Mixed Use
Property on 21,780 SF Lot
\$450,000

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot \$1.65M