



## FOR LEASE

### OFFICE SPACE

34 Barlow St Unit 2A-2, Mattapoisett, MA  
110 SF Office Space 2nd Floor

34 Barlow St Unit 2C-8, Mattapoisett, MA  
413 SF Office Space 2nd Floor

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

1549-1550 Acushnet Ave, New Bedford, MA  
Two 800 SF Storefront Units

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

1549-1551 Acushnet Ave, New Bedford, MA  
2,128 SF Storefront on Highly Traveled Road

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

### WAREHOUSE

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

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

## The Importance of Finding the Right Commercial Property Management Service

Investing in commercial real estate (CRE) allows the buyer or buyers to take an active or a more passive role in the operation of the building. Most investors and investor groups use commercial property management services to handle the day-to-day issues and tasks associated with leasing, managing, maintaining, and working directly with building tenants. The right commercial property management company functions like a partner, working on your behalf to continue to generate revenue from the property.



The top commercial property management firms help investors to maximize their revenue over the life of the investment, resulting in a significant net gain over attempting to manage the property on your own or hiring a cheap, inexperienced CRE management service. It is worth the time it takes to complete due diligence on any prospective commercial property management company. Reviewing, researching, and evaluating the company's services will help you choose the right service to hire to provide long-term, efficient, and highly effective property management services.

- The property management company history – while there is nothing wrong with working with a new commercial property management service, there is also no track record of the firm's ability to provide the services you require. In choosing an experienced firm, you can ask for references, check reviews, and reach out to CRE owners in the area to find out about the firm's reputation.

- Review the business model – how a commercial property management firm operates should be transparent and straightforward. There should be a focus on responding to tenant issues, creating the correct maintenance schedules for buildings, and working to reduce expenses while ensuring the building is always in optimal condition. This creates a positive image of the building in the community, helping to minimize vacancies and tenant turnover. In addition, the firm should work with your requirements, customizing services to suit the building and the specific strategic goals developed by the owners.

- Handling tenants – an experienced commercial property management company is available to address tenant concerns around the clock. This includes having after-hour contact numbers that are answered by real people and not just voicemail recordings. It also means a firm that develops emergency procedures for each building they manage to proactively address situations that may arise.

- Capacity – a property management company must have the staffing and the infrastructure to ensure top service to both tenants and owners. This is also a factor for investors with an interest in expanding their CRE investments over time. Working with one property management firm is more effective than multiple CRE management companies for different buildings.

Finding the best property management company will require research and a clear understanding of what you need. However, once this company is in place, you have peace of mind in knowing your investment is well-managed now and in the future.



## Add On Factor

A percentage of the useable square feet in a suite added on to calculate the rentable square footage that is available for use by all tenants on that floor.

## SOLD

### Retail

33 Robert Dr, Easton, MA \$2,300,000  
133-135 Acushnet Ave, New Bedford, MA \$127,000  
1408 Atwood Ave, Johnston, RI \$815,000  
477 Elmwood Ave, Providence, RI \$185,000  
160 Summer St, Kingston, MA \$25,646,774  
375 Centre Ave, Abington, MA \$20,738,298  
371 Centre Ave, Abington, MA \$1,940,442  
160 Summer St, Kingston, MA \$1,251,393  
373 Centre Ave, Abington, MA \$1,123,093  
1375 Main St, Hanson, MA \$525,000  
2 Coddington Hwy, Middletown, RI \$1,320,000

### Office

100 Highland Corporate Dr, Cumberland, RI \$2,870,000  
320 S Main St, Providence, RI \$1,500,000  
52-54 Brigham St U:6, New Bedford, MA \$78,000  
52-54 Brigham St U: 2 & #, New Bedford, MA \$140,000  
130 Rock St, Fall River, MA \$340,000  
66 Main St, Taunton, MA \$1,390,000

### Multi Unit

53-55 Fairmount Ave, Providence, RI \$445,000  
24-26 Belmont St, Rockland, MA \$740,000  
1117 Whitman St, Hanson, MA \$730,000  
100 Whales St, Abington, MA \$980,000  
934 Eastern Ave, Fall River, MA \$392,000  
303-309 Coggeshall St, New Bedford, MA \$315,000  
288 Locust St, Fall River, MA \$449,900  
109 Bullard St, New Bedford, MA \$450,000  
35 Deane St, New Bedford, MA \$542,000  
31 Chestnut St, Attleboro, MA \$600,000  
1 Prospect St, Taunton, MA \$735,000  
34 Quinton Ave, Attleboro, MA \$815,000  
729-715 Woodman St, Fall River, MA \$1,030,000  
123-133 Haffords St, Fall River, MA \$1,150,000  
25 & 37 Haffords St, Fall River, MA \$2,100,000  
50 Nye St, New Bedford, MA \$535,000  
27 Grant St, Taunton, MA \$760,000  
240 Highland Ave, Fall River, MA \$650,000  
155 Onset Ave, Wareham, MA \$1,400,000  
2194-22000 Warwick Ave, Warwick, RI \$1,175,000

### Mixed-Use

173 Main St, Wareham, MA \$875,000  
7 Peck St, Attleboro, MA \$554,900

### Industrial

1 Middle St, Fall River, MA \$1,050,000  
17-19 Jean St, New Bedford, MA \$950,000  
180 Mill St, Cranston, RI \$775,000  
1243 Atwood Ave, Johnston, RI \$599,000  
37 Lark Industrial Pky, Greenville, RI \$280,000

### Public Service

627 S Main St, Fall River, MA \$500,000

### Land

715 Woodman St, Fall River, MA \$1,030,000  
41 Industrial Park Rd, Plymouth, MA \$450,000  
1200 Montello St, Brockton, MA \$2,700,000

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

## Dealing with Flight Cancellations and Delays

Airline cancellations and delays are surprisingly common and can be very frustrating for travelers. The good news is there are some tips that can assist with such problems. One good tip is simply to try and fly non-stop without any connections even if doing so is more expensive. Regional and domestic flights are the most at risk of cancellation at the last minute, which can completely derail multi-stop itineraries.



If possible, make use of other forms of transport for traveling short distances to avoid airport queues and book on morning rather than evening flights as roll-on delays increase the chances of delay. Another good tip is to download your airline's app and get used to its many features. Use the app to get updated information in the event of cancellation or delay as it can help to solve issues without having to call or wait in queues at the airport.

## Dealing with Humidity

Humidity and the high moisture content in the air it brings with it can cause a great deal of discomfort with the warm temperature, profuse sweating and feeling of stickiness.



Excess sweating can also lead to dehydration and there are other health concerns.

The good news is there are ways to stay healthy while dealing with humidity.

One of the most obvious pieces of advice is to drink plenty of water to ensure you stay hydrated.

Another good tip is to make sure you wear appropriate clothes for the weather conditions. Outfits that are breezy and airy allow sweat to evaporate.

It is also a good idea to limit physical exertion until you have become used to the humidity so that you avoid heat-related illnesses.



**Dartmouth, MA**

## FOR LEASE!

**State-of-the-Art  
Office Space  
\$15 NNN**

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



## Tips for Allergy Season

Allergy season can be very stressful for sufferers but the good news is that diet changes, as well as medications, can allow sufferers to enjoy the outdoors and keep symptoms at bay.

Nutrition can help with the maintenance of an anti-inflammatory diet. Minerals, vitamins and other nutrients are good for health in general but can also help the immune system to fight against allergies.

One good food for allergy sufferers is omega-3 fatty acids.

To ease stuffiness, these healthy fats help boost the immune system and maintain general health. These can be found in the likes of salmon, sardines, hemp hearts, chia seeds, mackerel and flax seeds. They help to lower nasal swelling and inflammation.

Probiotics are also a good choice for those that struggle with persistent allergies.

These healthy bacteria not only help to maintain gut health but also have an important role to play in the regulation of the immune system, providing both anti-allergic and anti-inflammatory effects. Probiotics to include in your diet include yogurt, kefir, kimchi and sauerkraut.



**Fall River, MA**

## FOR SALE!

**3,100 SF  
Mixed-Use Commercial/  
Residential Building  
\$460,000**

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



**New Bedford, MA**

## FOR LEASE!

**1,372 SF -2,146 SF  
High Profile Pope's Island  
\$15 NNN**

**Contact Richard at (508) 990-4280  
or [r.stang@nerycorp.com](mailto:r.stang@nerycorp.com)**

## FOR LEASE

### NEW BEDFORD



**Office Spaces in Majestic  
Downtown Mansion**

### FAIRHAVEN, MA



**One Unit Available at Fairhaven  
CVS Plaza \$15 NNN**

### DARTMOUTH



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

### FAIRHAVEN



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

### DARTMOUTH



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





# COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 330 New Bedford, MA 02740

**August 2022**

**Commercial Real Estate**  
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## FOR SALE

### NEW BEDFORD, MA



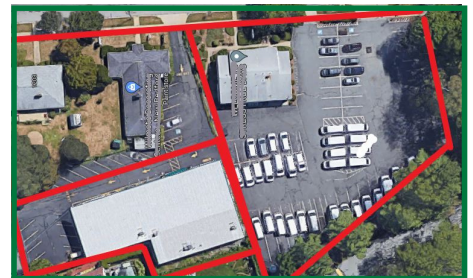
2,665 SF General Office Building on  
High Traffic Road \$345,000

### DARTMOUTH, MA



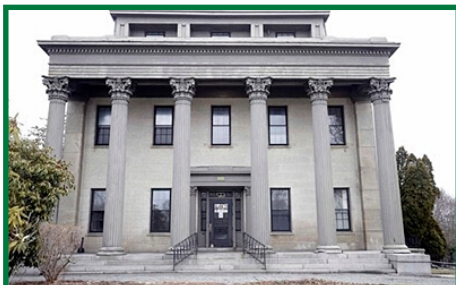
Unique 1,120 SF Mixed Use  
Property on 21,780 SF Lot  
\$450,000

### NEW BEDFORD, MA



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

### NEW BEDFORD, MA



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

### MARION, MA



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

### SWANSEA, MA



2.89 Acres Commercial/Industrial  
Lot \$1.65M