

FOR LEASE

OFFICE SPACE

432 County St, New Bedford, MA
1,000 SF office at Busy Downtown Intersection

34 Barstow St, Mattapoisett, MA
110 SF 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

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

49 State Rd U:W201, Dartmouth, MA 02747
1,871 SF Prime Office Space

401 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

132 S. Main Street, Acushnet, MA
520 SF Retail/Office Space

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

Contact Us! (508) 990-4280 or
www.CoastalCommercialRE.com

The Potential Issues of Rising Interest Rates and Inflation on Commercial Real Estate

Inflation impacts all aspects of the economy, and commercial real estate is not immune to the impact of both inflation and rising interest rates. At a time when many investors are considering CRE as a way to weather the storm of increasing interest rates, there are other issues to consider when determining if this is the right time to invest. In most cases, making generalized statements such as higher interest rates and inflation have a negative impact on the market; it is important to consider different aspects of CRE. Looking at the specific type of CRE is still a critical factor in deciding if this is the right time to get into the market or add to existing CRE holdings.



Protection Against Inflation

Typically, inflation is a positive for commercial real estate investment. In studies over long durations of the market, including natural inflation cycles, CRE tended to hold its own and actually do better than other types of investments, providing a slightly higher return to investors than the rate of inflation. While not a huge difference, this is very different than other asset classes that do not offer any return during times of inflation.

Change in Where to Invest

Inflation combined with the pandemic and the ongoing impact of this radical change on many businesses continues to shift how businesses and companies operate. The commercial real estate that is moving with this shift and responding to the demands can ask for a premium price in most markets. The limited supply of office space and workspace designed to handle hybrid work environments has created a significant need for these locations, adding to the returns for investors. Another significant change brought on by these factors is the demand for warehouse space. With retailers moving to an online sales model, warehouse space demand has pushed this aspect of the CRE industry into positive territory. As a result, warehouses are outperforming expectations, and there is little indication that this trend will change in the upcoming years.

Interest Rates and Commercial Real Estate

This year, supply chain issues are less problematic than during the height of the pandemic when materials and supplies were often difficult, if not impossible, to obtain for small and large-scale projects.

Interest rates are a concern for most CRE investors. As interest rates increase, lenders become more cautious, and it is only made more challenging by not knowing where the rates may be in a few months. However, these changes tend to be less problematic for long-term investments as the natural movement of the market will come into play. The type of purchase or new construction project will also make a difference, with speculative types of investments more problematic than properties that historically are more stable in the market. Experts in CRE also acknowledge that the gradual increase in the interest rate, which is not likely over, is also a way to help prevent a recession, adding a benefit to any commercial real estate investor for the long term.



Class life

The IRS's estimate of the average useful life of assets.

SOLD

Retail

1353 Purchase St, New Bedford, MA \$165,000
5895-5945 Post Rd, N Kingstown, RI \$9,50,000
1153 Boston Neck Rd, Narragansett, RI \$750,000
102 Putnam Pike, Chepachet, RI \$550,000
433 Dexter St, Central Falls, RI \$525,000
558 Douglas Ave, Providence, RI \$370,000
140 Slade's Ferry Ave, Somerset, MA \$237,000
53 Broad St, Providence, RI \$1,300,000
1052 Pleasant St, Fall River, MA \$650,000

Office

29 Winter St, Pembroke, MA \$1,850,000
412 Thames St, Bristol, RI \$901,000
70 Dean Knauss Dr, Narragansett, RI \$795,000
1061 Fish Rd, 1st fl, Tiverton, RI \$450,000
35 Lake Industrial Pky, 2nd fl, Greenville, RI \$170,000

Multi Unit

320-324 Angell St, Providence, RI \$1,725,000
24-26 Sycamore St, New Bedford, MA \$1,100,000
408 Ridge St, Fall River, MA \$635,000
99 Weir St, Taunton, MA \$615,000
77-73 Weetamoe St, Fall River, MA \$639,000
192-194 Denver St, Fall River, MA \$600,000
64 Riverview St, Fall River, MA \$575,000
588-590 Locust St, Fall River, MA \$550,000
74 Harrison St, Fall River, MA \$585,000
609 King Philip St, Fall River, MA \$550,000
16 Tallman St, New Bedford, MA \$320,000
11 Savery's Ln, Plymouth, MA \$795,000
29 Intervale St, Brockton, MA \$1,065,000
350 Rathbun St, Woonsocket, RI \$500,000
146 Lowell St, Fall River, MA \$788,000
185-187 Osborn St, Fall River, MA \$600,000
159 High St, Fall River, MA \$565,000
22 Cedar St, Taunton, MA \$845,000
12 Sturdy St, Attleboro, MA \$600,000

Mixed-Use

695 Wareham St, Middleboro, MA \$625,000

Industrial

535 John Hancock Rd, Taunton, MA \$2,125,000
973 Reed Rd, Dartmouth, MA \$800,000
73 Plymouth St, Mansfield, MA \$475,000
61 W. Industrial Dr, Cranston, RI \$1,600,000
89 Bellevue Ave, Providence, RI \$455,000
60 Magnolia St, Bristol, RI \$400,000
1 S Main St, Coventry, RI \$800,000
110 Forge River Pky 4A, Raynham, MA \$449,900
40 Industrial Blvd. E Bridgewater, MA \$7,300,000

Health Care

50 Indian Neck Rd, Wareham, MA \$2,300,000
2052 Plainfield Pike, Coventry, RI \$829,000

Land

27 W Cherry St, Plymouth, MA \$1,750,000
105 Industrial Blvd, Brockton, MA \$1,750,000

Plane Travel and Kids

Flying as a family can be a challenge but there are ways to make it work and avoid stress as much as possible.

Give kids their own bit of luggage such as backpack or wheelee suitcase in which they can keep their own activities, water, and plenty of snacks!

This gives them some independence that can be helpful to children and parents alike. Just make sure the luggage is not too heavy and that they are able to carry it.

Kids can also be kept busy during flights with prearranged activities such as coloring books, drawing materials and pre-downloaded games, movies and TV shows.



Dartmouth, MA

Prime Medical or Professional Office Space
\$18 / sqft

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



Acushnet, MA

Lease Retail / Office Space
\$900 / mo

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



Dartmouth, MA

State-of-the-Art Office Space
\$9,900 / mo

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

Reduce Eye Strain on your TV

Watching TV can cause eye strain, eye fatigue and even neck strain depending on how you watch it but the good news is there are ways to deal with these problems. The best way to watch television is in a mellow room with dim lighting. Glaring track lights and other sources of illumination that cause a distraction, as well as, open windows can force the eyes to work overtime, resulting in fatigue. Turn off the lights, draw the curtains and use incandescent lighting rather than LEDs to avoid a complete blackout.

It can be a good idea to turn down the brightness of your TV. Blue light that is concentrated and bright can be very hard on the eyes and if you are squinting at your TV in a dark room then the TV is probably too bright. Find the brightness on the menu or via the manual and turn it up and down to find the setting that works best for your room. It is also important to make sure your TV has not been positioned too low or too high as this can cause neck strain as well as eye strain. The TV should be at eye level from a sitting position to be at its most comfortable.

Seinfeld Trivia

Seinfeld remains a massively popular comedy series even over two decades after it ended, and there are many fascinating trivia facts about the pop culture phenomenon that lasted for nine seasons. The diner most frequented by the characters in the show is Monks, which in real life was known as Tom's Restaurant, a family restaurant that has stood in its place in New York for seven decades now. At the end of the famous The Soup Nazi episode, Newman tells Jerry that the titular character is moving to Argentina. This is in itself a sly joke, given that in the real-world Argentina was a favored destination by real Nazis fleeing from justice. Jerry Seinfeld turned down an offer of an astonishing \$110 million to do a tenth season of Seinfeld, as he felt that the time was right for the show to end and wanted it to go out on a high rather than carry on too long just for the sake of money.



NEW BEDFORD, MA

FOR SALE!

2,665 SF General Office
Building on
High Traffic Road
\$339,900

Contact Marianella at
(774) 826-6555 or
m.perry@nerycorp.com

FOR LEASE

WAREHAM



1,500 SF Fully Equipped Salon
\$2,000 / mo

DARTMOUTH, MA



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

DARTMOUTH



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

NEW BEDFORD



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

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

October 2022

Commercial Real Estate
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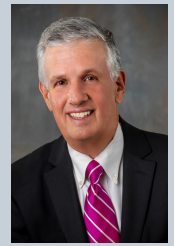
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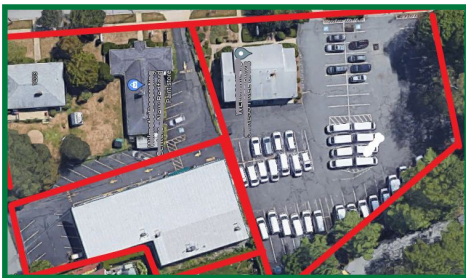
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FOR SALE

NEW BEDFORD, MA



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

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot \$1.65M

NEW BEDFORD, MA



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

DARTMOUTH, MA



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

FALL RIVER, MA



3,100 SF Mixed-Use Commercial/
Residential Building
\$459,900

MARION, MA



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