

FOR LEASE

OFFICE SPACE

298-300 County St, New Bedford, MA
1,000 SF Office at Busy Downtown Intersection

34 Barstow St, Mattapoisett, MA
110 SF Office Space

306 Mt. Pleasant Street, New Bedford, MA
2,665 SF General Office Space/High Traffic

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

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

404 County Street 2nd/3rd Fl, New Bedford, MA
Office Spaces in Majestic Downtown Mansion

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

RETAIL SPACE

1,372-2,146 SF High Profile Pope's Island
161 Pope's Island, New Bedford, MA

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

145 Faunce Corner Crossing, Dartmouth MA
U:2,8, 9 Up to 5,400 SF Space in Busy Plaza

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

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

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

WAREHOUSE

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

Contact us for additional
information at (508) 990-4280 or
visit our website at
www.coastalcommercialRE.com

Types Of Industrial Real Estate to Add to An Investment Portfolio

Many investors think of multi-family buildings, office buildings, and retail space when they consider adding commercial real estate to their investment portfolio. While these are good investment opportunities to consider, industrial real estate also offers the potential for a steady income and increased value over time. Understanding the different industrial property types will be the first step in determining which properties fit your investment plans. Ideally, knowing the type of businesses you want to have as tenants in the building is also an essential component of choosing property type. Location is always a factor to consider, with industrial parks and areas considered prime locations for many industrial business owners.

Light Manufacturing

Light manufacturing buildings are often used for smaller companies that produce parts, components, or products that do not require the use of heavy-duty infrastructure and systems. This can be manufacturing consumer goods, durable items for the home or business, vehicle manufacturing, aftermarket part production, food and beverage production, electronics, or other types of processes or production. These buildings are often easy to transition into other types of light-duty manufacturing, adding to the versatility of the space.

Heavy Duty Manufacturing

As the name implies, these are often much bigger buildings and facilities designed for a specific type of production or manufacturing. Production and manufacturing of this type would include agricultural and heavy machinery, construction equipment, energy, oil and gas production equipment, aerospace, mining, and even chemical processes. These buildings are typically designed for a specific type of manufacturing which may limit the versatility of the space.

Warehouses

General warehouses or specialized distribution warehouses and hubs are an increasingly good choice for investment. The movement to online purchases over retail sales makes warehouse and distribution space an essential part of any business. As with any type of commercial real estate, older warehouses do not have the technology and infrastructure needed to handle orders and move materials efficiently. Therefore, it is vital to understand the potential costs of upgrading the design and technology of the warehouse before making a purchase.

Flexible Solutions

Sometimes called flex storage or flex space, these are more dual-purpose buildings. They can be any size and offer the advantage of office space and warehouse facilities or smaller workspaces for limited types of production and processing. As with warehousing, the upgrades and what is required to bring the space up to the needs of current and potential tenants need to be carefully considered.

It is important to understand the risks and rewards of any commercial real estate. Adding industrial real estate to a portfolio can offer a significant income, but it is not without its risks. Knowing about the specific industry and working closely with a real estate agent knowledgeable in industrial real estate is always the best option.



Gross Square Footage

Abbreviated as GSF, refers to the total area of a building, usually measured from inner wall to inner wall, with no deductions for obstructions or non-leasable space.

SOLD

Retail

4326 Acushnet Ave, New Bedford, MA \$475,000
86-90 Main St, Carver, MA \$894,955
362 Court St, Plymouth, MA \$838,084
90 Main St, Carver, MA \$80,045
91 Hope St, Providence, RI \$799,900
655 Point Judith Rd, Narragansett, RI \$725,000
11 W Friendship St, Providence, RI \$525,000
75 Golf Ave, Pawtucket, RI \$500,000
413 High St, Bristol, RI \$390,000
511 Broadway, Pawtucket, RI \$345,000
315 Jefferson Blvd, Warwick, RI \$300,000

Office

454 Chauncy St, Mansfield, MA \$729,000
2 Columbia Rd, U: 2, Pembroke, MA \$77,000
44 Quaker Ln, Warwick, RI \$2,250,000

Multi-Unit

192 Sawyer St, New Bedford, MA \$250,000
826 County St, New Bedford, MA \$390,000
150-152 Davis St, New Bedford, MA \$500,000
775 Plymouth Ave, Fall River, MA \$550,000

Mixed-Use

54-58 Linden St, New Bedford, MA \$485,000
163 William St, New Bedford, MA \$325,000

Land

0 W Rodney French Blvd, New Bedford, MA \$95,000

Warehouse/Flex

329 S 2nd St, New Bedford, MA \$290,000
275 Oak St, Pembroke, MA \$2,400,000
11 Auburn St, Cranston, RI \$755,000

Specialty

107 Main St, Hingham, MA \$2,350,000

Contact us for additional information at
(508) 990-4280 or visit our website
CoastalCommercialRE.com

Couple Travel Tips

There are several travel tips that can be helpful to couples going on vacation together, whether for the first time or for regular jet setters.

Remember to be spontaneous. Rather than plan out the entire trip from beginning to end just go and see where things take you. Spontaneity is a great bonding experience and knowing that the journey is just as important as the destination is a crucial part of traveling.

Always pack some snacks for your holiday together. Tension can be avoided by making sure that both parties have been given enough fuel to get by.

It is important to keep in mind that time is just as valuable as money when on vacation. This trip has probably been planned, saved up and waited for a long time, so rather than obsessing over finding the right souvenirs or posting the best Instagram photo make sure you spend these precious moments on vacation together wisely.



Fun 2022 Facts

New facts emerge every year, and 2022 was no exception, with many surprising and fascinating pieces of trivia being revealed during that year. One fun fact that came out in 2022 was that the famous Vulcan 'live long and prosper' hand gesture created by Leonard Nimoy in the 60s for the "Star Trek" TV series was taken from part of a Hebrew blessing the actor saw when he was a child in Boston at an Orthodox Jewish synagogue. The temporary killing off of iconic detective Sherlock Holmes by his creator, Sir Arthur Conan Doyle, in The Strand Magazine in 1983 resulted in around 20,000 annoyed readers canceling their subscriptions. It is perhaps no surprise that the publishers demanded the Great Detective be resurrected! The smallest concentrations of particularly potent smells, such as that of hydrogen sulfide, can still be detected by the human nose, even at as little as one part per billion.



New Bedford, MA

For Lease

1,000 SF Downtown Office
High Traffic Corner
\$1,900 / Month

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



Dartmouth, MA

For Lease

1,871 SF Medical Condo Office
\$18 / SF

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



Commercial Listings Wanted

We have active Buyers and Investors Ready to Purchase Now !



For Lease

NEW BEDFORD

3,656 SF Medical / General Office Space 2nd Floor \$2,800 / mo

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



NEW BEDFORD

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

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



NEW BEDFORD

Office Spaces in Majestic Downtown Mansion

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



DARTMOUTH

Up to 2,000 SF Retail Space in Faunce Corner Crossing \$16 NNN

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

FOR SALE FALL RIVER



1,776 SF Renovated Salon/ Barber Shop \$214,900

NEW BEDFORD



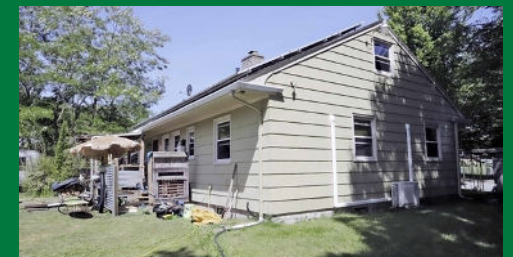
1,760 SF Retail / Office Building on High Traffic Route \$234,900

NEW BEDFORD



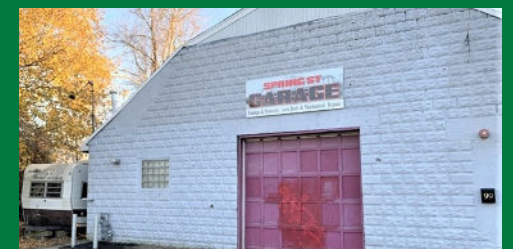
2,665 SF General Office Building on High Traffic Road \$339,900

DARTMOUTH



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

FAIRHAVEN



2,172 SF Commercial Garage \$575,000



700 Pleasant Street, Suite 330 New Bedford, MA 02740

March 2023

Commercial Real Estate
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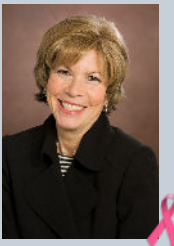
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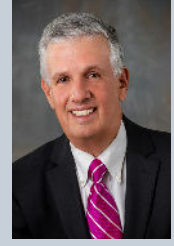


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FOR SALE

NEW BEDFORD



3.16 Acre Transit-Oriented
Development (TOD) Site
\$6M

NEW BEDFORD



2,680 SF Mixed-Use Historic Bldg
\$495,000

MATTAPOISETT



8,900 SF Office Building \$849,900

NEW BEDFORD



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2.75M

NEW BEDFORD



4 Condo Unit Package in the
Historical Rodman Mansion
\$999,000

FAIRHAVEN



52.45 Acres Agricultural with Multiple
Buildings & Vineyard \$1.3 M