

FOR LEASE

OFFICE SPACE

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

34A Barstow Street U:2A 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

899 GAR Highway, Somerset, MA
1,690 SF Highly Visible Space

175 William St U:1 New Bedford, MA

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

RETAIL SPACE

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

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

1280 Ashley Blvd, New Bedford, MA
1,000 SF Space in a High-Traffic Area

40 Howland Road, Fairhaven, MA
1,920 SF Unit on Highly Traveled Road

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
www.coastalcommercialRE.com

Tips For Choosing a Top Commercial Real Estate Agent

Both commercial real estate buyers and sellers should have a trusted, experienced, and knowledgeable commercial real estate agent working with them throughout the process. There are several factors to consider when choosing a commercial real estate agent and taking the time to find the best professional can save you significantly as a buyer and increase your revenue potential as a seller.



Starting Point

The first step in finding the right agent as a buyer or seller in the commercial real estate market is choosing a professional specializing in commercial real estate. Some real estate agents to handle residential and commercial property deals, but it doesn't mean it is a wise choice just because it is possible. In choosing a commercial real estate agent that exclusively works on commercial deals, you have experience, knowledge, and market awareness. These are also professionals that are aware of trends within a city or neighborhood and assist in determining the feasibility of properties on the market based on past sales, leasing data, building types, and property potential. When meeting with the CRE agent, consider how willing he or she is to listen to your needs.

Ask for References

The top commercial real estate agents have current and past clients who can speak to the level of service they provide. It is not uncommon in commercial real estate deals for the buyer or the seller to request references before hiring an agent. Take the time and follow up with the individuals to get their impression of the agent and the process.

Expertise and Experience

One of the reasons that expertise and experience are such critical factors in choosing a commercial real estate agent is the network of buyers and sellers they bring with them. Many of the top CRE agents know about listings or buyers before the information is generally known in the area. This is an advantage to both the buyer and the seller and can ensure a fast sale at a favorable price. In addition to a network, experienced CRE agents can effectively market the property through digital platforms. They understand how to maximize their reach through promotions, events, social media platforms, and reaching out to a wider market. For buyers, these agents are able to quickly identify new or existing properties on the market or make suggestions of potential properties based on your requirements. Finally, a top commercial real estate agent anticipates your needs as their client. This includes assisting both buyers and sellers through offers, negotiations, and even in support with financing and managing the complexities of these types of contracts.



Occupancy Cost

Includes rent, real estate and personal property taxes, plus insurance, depreciation and amortization expenses.

SOLD

Retail

1227 Ashley Blvd. New Bedford, MA \$800,000
273-275 Rivet St. New Bedford, MA \$511,000
529 Warwick Ave. Warwick, RI \$650,000
150 S. Main St. Middleboro, MA \$7.3M
596 State Rd. Westport, MA \$6.9M
143 Bedford St. East Bridgewater, MA \$1.4M
214 W Central St. Natick, MA \$950,000
80 County St. Attleboro, MA \$4.9M

Office

1002 Broad St. Central Falls, RI \$90,000
128-132 Dorrance St. Providence, RI \$180,000
82 Aldrich St. Providence, RI \$780,000
1 Capital Way, Cranston, RI \$3.2M
232 Cass Ave. Woonsocket, RI \$285,000
1455 Fall River Ave. Seekonk, MA \$7.5M

Industrial

400 O'Neil Blvd. Attleboro, MA \$550,000
32 Baxter Rd. Hyannis, MA \$190,000
51 Breed St. Boston, MA \$840,000
1407 S. County Trl. E. Greenwich, RI \$1.3M
306 Crescent St. Brockton, MA \$4.8M
144 Dukes County Oak Bluffs, MA \$1.8M
81 Echo Rd. Mashpee, MA \$450,000
170 Forbes Blvd. Mansfield, MA \$4M

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

For Lease



NEW BEDFORD

1,000 SF Easily Accessed
Office Space \$1,000 / mo

Contact Noble Vincent at
(508) 990-4280 or
n.vincent@nerycorp.com



NEW BEDFORD

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



FAIRHAVEN

1,920 SF Commercial Retail /
Office Space \$2,880 / mo



NEW BEDFORD

Up to 3,000 SF Two 2nd Floor
Office Spaces \$20 NNN



NEW BEDFORD

Historic Downtown Office Spaces
3rd floor unit 2,500 SF \$1,100 / mo
Lower Level 1,560 SF \$900 / mo

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



NEW BEDFORD

For Sale

4,300 SF Mixed-Use Office
Building \$399,900

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

For Lease



SOMERSET

1,690 SF Highly Visible Retail
Space \$28 / sf



WAREHAM

1,500 SF Fully Equipped Salon
\$1,800 / mo

Contact Noble Vincent at
(508) 990-4280 or
n.vincent@nerycorp.com



DARTMOUTH

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



NEW BEDFORD

1,000 SF Downtown Office
High Traffic Corner
\$1,700 / mo



NEW BEDFORD

860 SF Brick Storage
Building \$1,200 / mo

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



DARTMOUTH

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

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

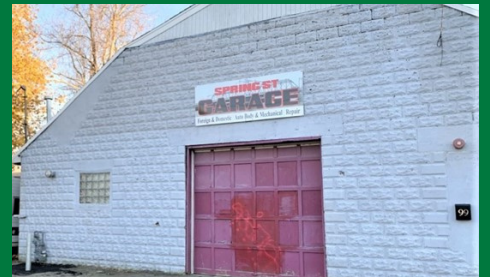
FOR SALE

NEW BEDFORD



2,455 SF Mixed Use Property
\$474,900

FAIRHAVEN



2,172 SF Commercial Garage
\$575,000

NEW BEDFORD



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

NEW BEDFORD



2,680 SF Mixed-Use Historic Building
\$474,900



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate
news and more

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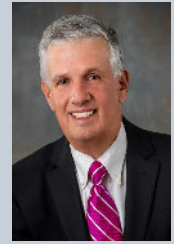


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FOR SALE

NEW BEDFORD



4 Condo Unit Package
\$600,000

NEW BEDFORD



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2,499,000

DARTMOUTH



3,200 SF High-Ceiling Garage
with 3.46 Acres of Land
\$1,125,000

MATTAPOISETT



8,900 SF Office Building \$849,900

NEW BEDFORD



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

NEW BEDFORD



2.1 Acres Fully Equipped
State-of-the-Art Fish Processing Plant
\$8.5M