COASTAL COMMERCIAL Real Estate

May 2025 News and More

FOR LEASE

OFFICE SPACE

150 8th St, New Bedford, MA 1,500 SF
Historic & Restored Benjamin Almy House

132 South Main St, Acushnet, MA
600 SF High-Traffic Area

767 Purchase St, New Bedford, MA
1200 SF 2nd Floor Downtown

213 Nash Rd, New Bedford, MA
900 SF Located at Prime Location

401 County Street, New Bedford, MA
500 SF 2nd Fl Space

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

412 County Street, New Bedford, MA
140 SF Downtown Office Space

200 Mill Road, Fairhaven, MA
12,000 SF Contiguous Office Spaces
& additional 2,000 SF Office

1155 Purchase St New Bedford, MA
2,500 SF Medical/Professional Offices

21 Ventura Dr, Dartmouth MA
7,300 SF Sleek Modern Office Space

101 Front St, Fall River MA
5,640 SF Expansive Space with High Ceilings

RETAIL SPACE

5-7 Main Rd, Tiverton, RI
4,434 SF Full-Size Picture indows

1551 Acushnet Ave, New Bedford, MA
800 SF Highly Visible Space

1024 Kings Hwy, New Bedford MA
2,500 SF High Visibility in Local Plaza

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

CCRE Ranked Among Top 12 in Massachusetts by Boston Business Journal

We are proud to share that Coastal Commercial Real Estate has been named one of the Largest Commercial Real Estate Selling Brokers in Massachusetts by the Boston Business Journal in their April 2025 edition. This recognition places us among the top 12 firms across the state — a milestone that reflects not only our growth, but the unwavering trust of our clients, partners, and community.

This accomplishment isn't just about numbers — it's about relationships. Every transaction we manage, every space we help buy or sell, is part of a bigger story: supporting local businesses, driving economic development, and helping our communities thrive.

We are grateful for the many investors, developers, entrepreneurs, and property owners who have trusted us to guide them through major commercial real estate decisions. Your confidence fuels our commitment to excellence, market expertise, and integrity in every deal.

Our team continues to bring deep industry knowledge, strategic insight, and local perspective to every transaction — whether it's a retail storefront in a bustling downtown or a large-scale industrial property ready for the next phase of development. Being ranked by a leading publication like the Boston Business Journal is a proud affirmation of our work and the results we deliver.

This recognition also speaks to the strength of the South Coast and Southeastern Massachusetts market — and the incredible people and businesses who make it such a dynamic place to live, work, and grow. We're honored to represent this region and its opportunities on a statewide platform.

To our clients, collaborators, and community: thank you for being part of this journey. We look forward to continuing to serve you with the same passion and purpose that earned us this spot. The best is yet to come.

Let's keep building something great — together

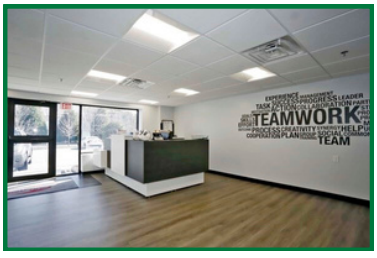
The Industrial Shift: SouthCoast's Quiet Powerhouse

While office and retail properties have seen fluctuating demand, industrial real estate is emerging as the quiet powerhouse of the SouthCoast commercial market. From logistics hubs to light manufacturing spaces, these properties are proving to be smart, future-proof investments. With our region's proximity to major highways and ports—and New Bedford's growing role in offshore wind—industrial properties are drawing interest from national investors and local businesses alike.

This trend isn't limited to big-box distribution. Smaller businesses —artisan producers, specialty suppliers, marine contractors—are snapping up flex and warehouse space to gain more control and scalability. Many formerly vacant or underutilized buildings are being repurposed for modern operations, offering communities new life and local economies new strength. It's a shift that aligns with long-term economic development goals across towns and cities like Dartmouth, Wareham, and Fall River.

At Coastal Commercial, we're seeing firsthand how this demand is reshaping investment strategies and business planning. Whether it's a first-time buyer looking for an affordable warehouse or a seasoned investor diversifying with industrial assets, the message is clear: the future of the SouthCoast economy is being built—quietly, efficiently, and one industrial space at a time.

LEASING HIGHLIGHT



DARTMOUTH

7,300 SF office space newly renovated with 10 private offices, mezzanine suite, conference room, kitchen, and ADA restrooms—minutes from Rt. 195

$10,950/month

FALL RIVER

Multi-purpose gym space for lease on Rt. 6 —bright, modern, and fully equipped for fitness or wellness professionals

$22/SF

FOR LEASE

NEW BEDFORD

1,350 SF Downtown Features 3 private offices, open workspace, and kitchenette

FAIRHAVEN

Flexible Office Spaces from 750 SF to 12,000 SF on the 2nd and 3rd floors, all priced at $22 / SF

NEW BEDFORD

700 SF & 2,300 SF 2nd Fl Units for Office or Medical $20 / SF

NEW BEDFORD

140 SF Downtown Office Space $450 Incl. heat, AC, electricity, and Wi-Fi

SOLD

FLEX

146 Duchaine Blvd, New Bedford, $1.5M
425 Washington St, Providence, $1.38M

INDUSTRIAL

1096 Cove Rd, New Bedford, $200K
1580 Pontiac Ave, Cranston, $650K
160 Middleboro Ave, East Taunton, $3M
195-199 Ridge St, Fall River, $325K
314 Broadway, Taunton, $1.55M
399 Kilvert St, Warwick, $1.5M
47 Nauset St, New Bedford, $1.37M
51 Chancery St, New Bedford, $295K
862 Waterman Ave, East Providence, $4M
900 Wellington Ave, Cranston, $488K
99 Lawrence St, Brockton, $700K

OFFICE

1199 Reservoir Ave, Cranston, $475K
151 Centerville Rd, Warwick, $600K
279 Brick Kiln Rd, East Falmouth, $1.2M
314 Gifford St, Falmouth, $357K
4 Sharpe Dr, Cranston, $3.08M
48 N Pearl St, Brockton, $1.3M
500 N Broadway, East Providence, $750K
68 Samoset St, Plymouth, $535K

RETAIL

1099 Charles St, North Providence, $390K
1100 Montello St, Brockton, $375K
120 Atwells Ave, Providence, $1.62M
136 Huttleston Ave, Fairhaven, $1.65M
175-179 E Main St, Fall River, $520K
279 Taunton Ave, East Providence, $375K
387 Winthrop St, Taunton, $500K
41 William St, New Bedford, $1.45M
412 N Falmouth Hwy, North Falmouth, $2.3M
428 S Main St, Fall River, $235K
57 De Pasquale Ave, Providence, $1.4M
586 Warwick Ave, Warwick, $349K
60 Madeira Ave, New Bedford, $275K
728 Main St, Brockton, $779K
86 Dartmouth St, New Bedford, $485K
98 Front St, New Bedford, $1.15M
994 Bedford St, Bridgewater, $650K

Contact us for additional information at
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FOR SALE

FALL RIVER

Turn-key 520 SF
FREE Salon Equipment Included (or removed) and Flexible Use

Listing Price: $169,900

NEW BEDFORD

2.1-Acre Corner Lot With Endless Potential! Situated at the Highly Visible Intersection of Acushnet Ave & Nye's Lane

Listing Price: $1,650,000

NEW BEDFORD

1.56-Acre Parcel With High Visibility, 1 Mile Away From MBTA Train

Listing Price: $1,125,000

FAIRHAVEN

775 SF Landmark Restaurant — Building, Business & Equipment included Prime Location with Endless Possibilities

Listing Price: $595,000

COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 330 New Bedford, MA 02740

May 2025
Commercial Real Estate
News and More

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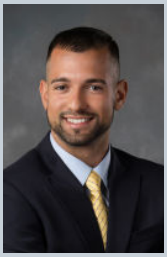

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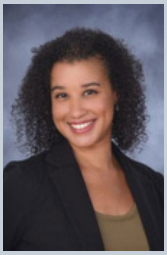

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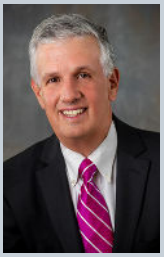

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FOR SALE

NEW BEDFORD

1,700 SF Free-Standing Commercial Investment Property with Tenant in Place

$399,000

FALL RIVER

1,760 SF Store Front on East Main St.
6 off-street parking Spots

$339,000

NEW BEDFORD

3,636 SF Prime Mixed-Use Property. Exam rooms, office space & parking. High visibility & Flexible Zoning

$500,000

FALL RIVER

12,600 SF Showroom, Office Space, and Large Warehouse/Production Area with Loading Dock

$800,000