COASTAL COMMERCIAL Real Estate

July 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 Windows

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

Rethink. Refresh. Reposition: Smart Moves in Today's CRE Market

In a market where headlines shift faster than lease rates, commercial property owners across Southeastern Massachusetts are rethinking how they approach their real estate strategy. Whether you're holding a retail strip center, a flex property, or a traditional office building, there's growing value in repositioning your asset—not just to attract tenants, but to stay ahead of shifting demand.

We're seeing it firsthand. Across the South Coast, property owners are generating leasing momentum by making strategic, low-cost updates: a fresh coat of exterior paint, upgraded signage, or more efficient lighting. In some cases, underutilized office spaces are being reimagined into mixed-use environments, or even converted for adaptive reuse to serve entirely different purposes than originally intended.

Why reposition now? For one, tenant needs have evolved. Today's users—ranging from hybrid logistics providers to boutique medical practices—often seek different square footage and layouts than they did five years ago. On top of that, many local municipalities are showing increased flexibility, encouraging redevelopment that aligns with housing goals, community revitalization, or walkability. The opportunity isn't always about selling—it's often about unlocking new value in the space you already own.

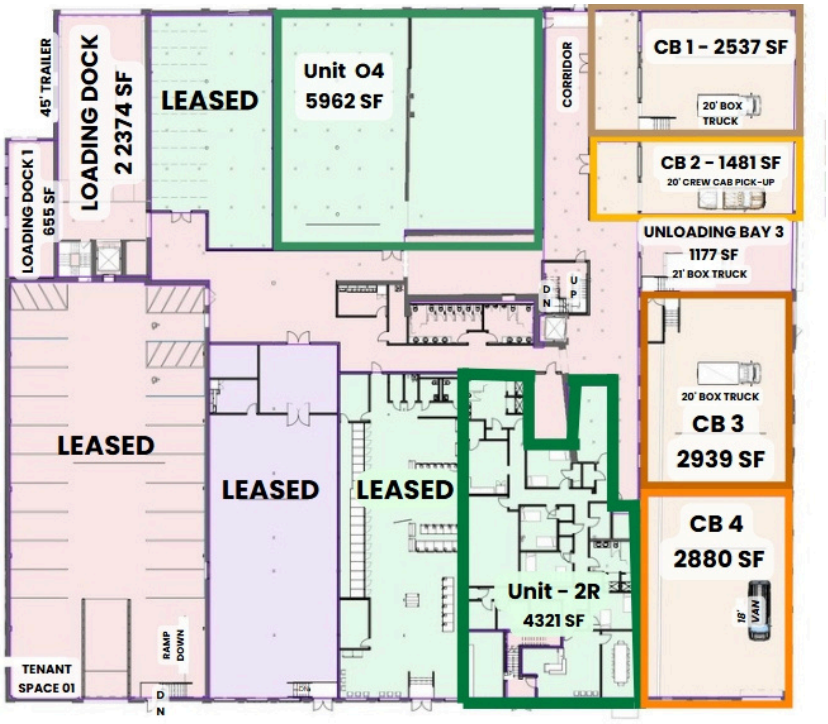
At Coastal Commercial, we work with clients to assess not just a property's current market value, but its market opportunity. Whether you're considering capital improvements, exploring new uses, or preparing to bring a space to market, our team is here to offer strategic, local insight grounded in decades of experience. If you're wondering how to better position your asset in today's climate, let's start the conversation now—not six months from now, when the market may already look different.

Now Leasing at The Sunbeam: Office, Retail & Contractor-Ready Spaces Available Now

The Sunbeam in New Bedford is officially open—and demand is already building. With a mix of modern office, retail, and contractor-friendly units, this adaptable property offers smart commercial space in a location known for access and convenience.

Designed for today's businesses, The Sunbeam features practical layouts, generous ceiling heights, and space options that work for everything from logistics teams to local retailers. Whether you're scaling up or relocating, this is a space that makes operations easier.

Available Units:
CB 1 – 2,537 SF
CB 2 – 1,481 SF
CB 3 – 2,939 SF
CB 4 – 2,880 SF
Unit O4 – 5,962 SF
Unit 2R – 4,321 SF



Several other units have already been leased—so if you're considering a move, now is the time to act.

To learn more or schedule a tour:
Lori Nery CBR, LMS, GRI, Broker
508-736-2387
lorinery@comcast.net

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

INDUSTRIAL
27 Lowell St, Fall River, 243K
46 Shun Pike, Johnston, 325K
63 Bleachery Ct, Warwick, 435K
244 Liberty St, Brockton, 555K
1950 Fall River Ave, Seekonk, 875K
297 Dexter St, Providence, 950K
74 Corneau St, Fall River, 1M
100 New England Way, Warwick, 1.5M
239 Child Street, Warren, 2.65M

OFFICE
283 Flint St, Fall River, 295K
709 Fall River Ave, Seekonk, 310K
450 Chauncy St, Mansfield, 350K
1125 County St, New Bedford, 400K
2550-2562 Post Rd, Warwick, 422K
136 N Warren Ave, Brockton, 450K
12 W Grove St, Middleboro, 600K
2621 Cranberry Hwy, Wareham, 800K
959 N Main St, Providence, 950K

RETAIL
140 Broadway, Taunton, 245K
752 Brayton Ave, Fall River, 325K
469 Taunton Ave, Seekonk, 400K
360 Plainfield St, Providence, 450K
845 Main St, Warren, 579K
687 Charles St, Providence, 585K
561 Wareham St, Middleboro, 590K
10 Gansett Ave, Cranston, 630K
62 Main St, Lakeville, 700K
1518 N Main St, Fall River, 750K
100 Harold St, Providence, 800K
1389 Phillips Rd, New Bedford, 1.39M
70 Copeland Dr, Mansfield, 1.83M
299 Cherry St, Plymouth, 9.4M

FLEX
12 Factory St, West Warwick, 325K
25 Townsend Rd, Attleboro, 1.14M

Contact us for additional information at
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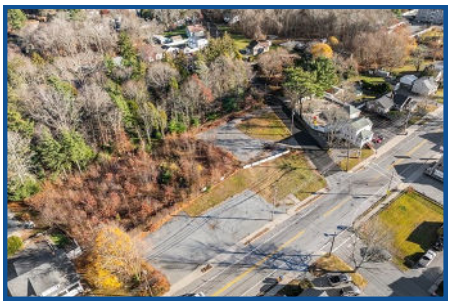
FOR SALE

FALL RIVER

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

Listing Price: $169,900



NEW BEDFORD

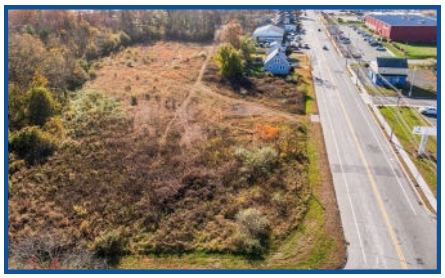
2.1-Acre Corner Lot With Endless Potential! Situated at the Highly Visible Intersection of Acushnet Ave & Nye's Lane

Listing Price: $1,650,000

FAIRHAVEN

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

Listing Price: $595,000



NEW BEDFORD

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

Listing Price: $599,900

(Under Agreement)

COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 330 New Bedford, MA 02740

July 2025
Commercial Real Estate
News and More

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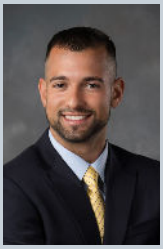

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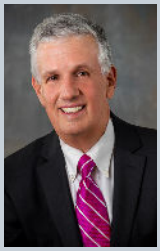

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FOR SALE

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

FAIRHAVEN

1,235 SQFT Turnkey Restaurant, 3-Bed Apartment & Retail Space—Prime Mixed-Use on Sconticut Neck!

$849,000