COASTAL COMMERCIAL Real Estate

August 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 Display 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

The SouthCoast Shift: Why Businesses Are Rethinking Location in 2025

It's no secret the SouthCoast is changing—and fast. As Greater New Bedford continues to evolve, so does the local commercial landscape. What used to be a quiet fishing hub is now home to clean energy innovation, creative startups, advanced manufacturing, and expanding medical campuses. If you're a property owner, investor, or business leader, this moment isn't just interesting—it's actionable.

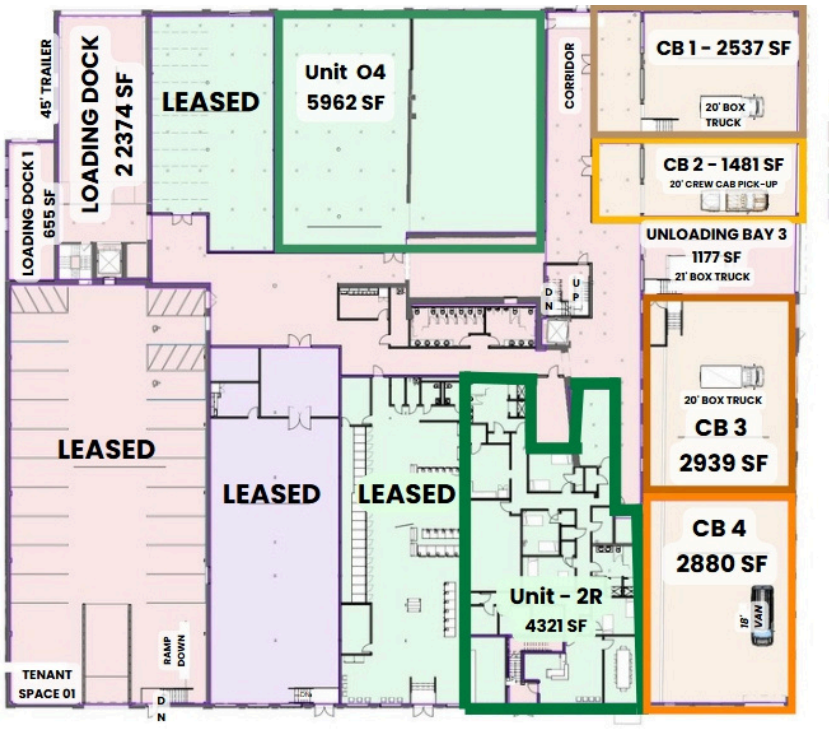
With the arrival of the offshore wind industry and large-scale infrastructure projects, commercial property demand is shifting. Once-overlooked buildings are gaining value thanks to their proximity to ports, transit corridors, and revitalized downtown districts. Former warehouses are becoming collaborative workspaces, retail corridors are seeing renewed foot traffic, and underutilized lots are on developers' radars.

Post-2020, businesses have embraced hybrid work—and they're being strategic. Companies are trading in oversized spaces for efficient, modern layouts. Medical and professional offices are migrating into mixed-use zones. And logistics firms are scooping up properties near Route 140 and I-195 for rapid last-mile delivery coverage across the SouthCoast.

Out-of-town investors are entering the market—but they don't know what we know. Neighborhood nuance. Zoning quirks. Which streets are poised for growth. That's where CCRE comes in. We've brokered deals from Wareham to Westport and understand the balance between ROI and community connection.

Whether you're thinking about selling, repurposing, or acquiring, now is the time to be forward-thinking. And that starts with having the right team on your side.

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



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

To learn more or schedule a tour:

Lori Nery CBR, LMS, GRI, Broker
508-736-2387
lorinery@comcast.net

SOLD | 888 Ashley Blvd, New Bedford

Noble Vincent facilitated this sale, marking a fresh start for this highly visible property. Big changes are on the way, and they're sure to bring new energy to Ashley Blvd.
Thinking of selling your property too? Call Noble Vincent today!

Noble Vincent
413-626-1655
n.vincent@nerycorp.com

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

IINDUSTRIAL

244 LIBERTY ST, BROCKTON, 555K
100 NEW ENGLAND WAY, WARWICK, 1.5M
46 SHUN PIKE, JOHNSTON, 325K
297 DEXTER ST, PROVIDENCE, 950K
63 BLEACHERY CT, WARWICK, 435K
27 LOWELL ST, FALL RIVER, 243K
239 CHILD STREET, WARREN, 2.65M
74 CORNEAU ST, FALL RIVER, 1M
1950 FALL RIVER AVE, SEEKONK, 875K

OFFICE

709 FALL RIVER AVE, SEEKONK, 310K
283 FLINT ST, FALL RIVER, 295K
959 N MAIN ST, PROVIDENCE, 950K
450 CHAUNCY ST, MANSFIELD, 350K
136 N WARREN AVE, BROCKTON, 450K
2550-2562 POST RD, WARWICK, 422K
1125 COUNTY ST, NEW BEDFORD, 400K
12 W GROVE ST, MIDDLEBORO, 600K
2621 CRANBERRY HWY, WAREHAM, 800K

RETAIL

561 WAREHAM ST, MIDDLEBORO, 590K
299 CHERRY ST, PLYMOUTH, 9.4M
140 BROADWAY, TAUNTON, 245K
70 COPELAND DR, MANSFIELD, 1.83M
469 TAUNTON AVE, SEEKONK, 400K
1389 PHILLIPS RD, NEW BEDFORD, 1.39M
687 CHARLES ST, PROVIDENCE, 585K
10 GANSETT AVE, CRANSTON, 630K
360 PLAINFIELD ST, PROVIDENCE, 450K
752 BRAYTON AVE, FALL RIVER, 325K
62 MAIN ST, LAKEVILLE, 700K
100 HAROLD ST, PROVIDENCE, 800K
1518 N MAIN ST, FALL RIVER, 750K
845 MAIN ST, WARREN, 579K

FLEX

25 TOWNSEND RD, ATTLEBORO, 1.14M
12 FACTORY ST, WEST WARWICK, 325K

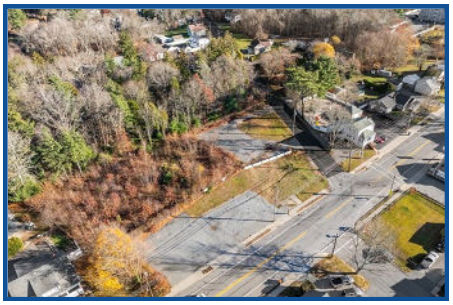
Contact us for additional information at
(508) 990-4280 or visit our website
www.coastalcommercialRE.com

LISTINGS

FALL RIVER

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

Listing Price: $169,900



NEW BEDFORD

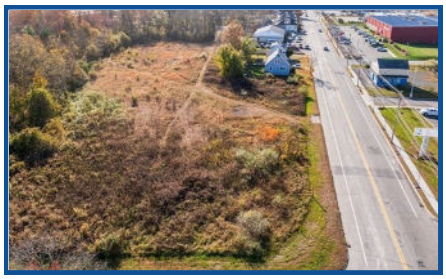
2.1-Acre Corner Lot With Endless Potential! Situated at the Highly Visible Intersection of Acushnet Ave & Nye's Lane

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 535 New Bedford, MA 02740

August 2025
Commercial Real Estate
News and More

US.POSTAGE
PAID
NEW BEDFORD, MA
PERMIT NO. 118
ZIP CODE 02740

Sign Up To Receive Our Monthly Newsletters Electronically!

www.coastalcommercialre.com/newsletters/

@Coastal Commerical Real Estate

@CoastalCommercialre

@Coastal Commerical Real Estate

Lori Nery ®
CBR, LMS, GRI, VP

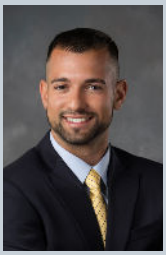
LoriNery@comcast.net
508-736-2387

Noble Vincent ®

N.Vincent@nerycorp.com
413-626-1655

Rick Trapilo, MBA ®

R.Trapilo@nerycorp.com
774-644-3420

Joe Pinto ®

J.Pinto@nerycorp.com
774-400-9532

Marianella Perry ®

M.Perry@nerycorp.com
774-826-6555

George Neves ®

G.Neves@nerycorp.com
774-251-7024

Kevin A. Nery
President
CBB, LCBI, M&AMI

K.Nery@nerycorp.com
508-990-4280

FOR SALE

NEW BEDFORD

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

$399,000

FALL RIVER

1,760 SF Storefront on East Main St. 6 Off-Street Parking Spots

$339,000

FALL RIVER

1,500 SF High-Visibility, Newly Renovated Free-Standing Gem Across from Ruggles Park—Move-In Ready

$200,000

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