COASTAL COMMERCIAL Real Estate

September 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
175 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

Navigating Opportunities in Commercial Real Estate

As we transition from summer to fall, the commercial real estate (CRE) market continues to evolve with economic shifts, business trends, and investor priorities. September is a pivotal time for property owners and businesses to evaluate strategies, take advantage of current market conditions, and position themselves for success heading into the final quarter of the year.

Key Market Trends for Q3

1. Industrial Demand Holds Strong
E-commerce, distribution, and manufacturing continue to drive demand for industrial properties across Southeastern Massachusetts.

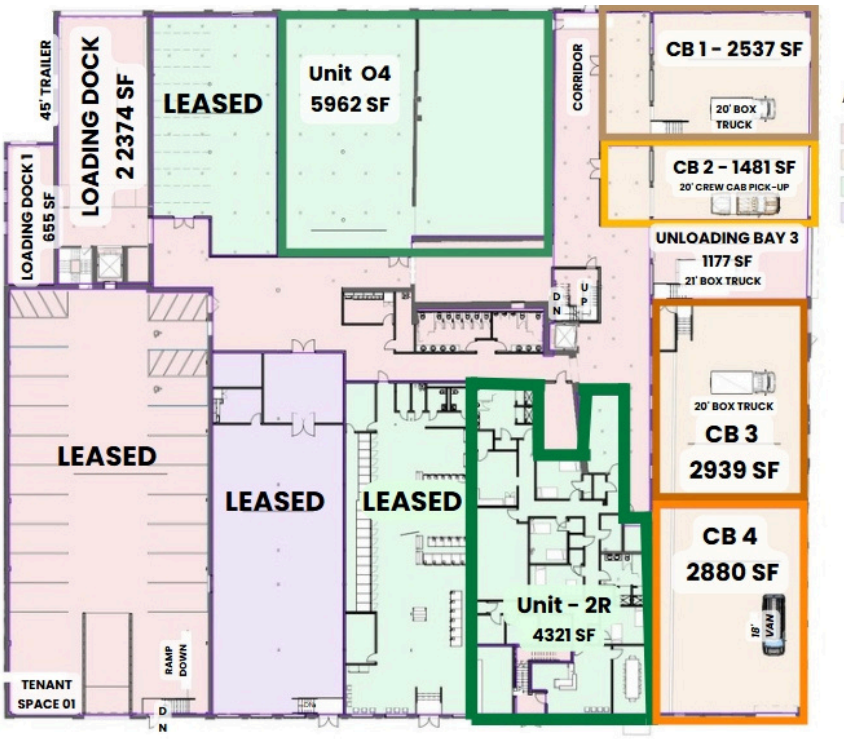
2. Office Space Evolves
Companies are reducing square footage but investing in high-quality, flexible spaces. Co-working and mixed-use adaptability are key differentiators.

3. Retail Reimagined
Service-driven and experiential retail is on the rise. Vacant big-box spaces are being converted into mixed-use, medical, or fitness centers.

Local Market Insights
On the SouthCoast and Cape, industrial and mixed-use properties remain highly active. Owner-operators are buying their own spaces for stability, and prime locations near transportation corridors are in demand despite higher interest rates. Creative financing options and lease-to-own strategies are helping deals move forward.

Why It Matters
Now is the time for property owners to evaluate market position. Buyer demand for well-located assets is strong, and investors are eyeing underutilized properties with potential for redevelopment. Properties that can adapt to hybrid work or mixed-use trends will continue to lead the market.

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

Prime Marion Investment – 513 Mill St

First time on the market! This 15,787 sq. ft. commercial property on 1.89 acres offers $150K annual income, a global R&D/office tenant, and flexible space for multiple uses. Exceptional condition, strong cash flow, and a high-demand Southcoast/Cape Cod location make this a rare find. List Price: $2.1M

Rick Trapilo
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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
724 Ashley Blvd, New Bedford, 200K
70 Industrial Park Rd, Plymouth, 7M
62 County St, Taunton, 305K

INDUSTRIAL
2 Washburn St, New Bedford, 200K
308 Purchase St, New Bedford, 200K
507-513 Church St, New Bedford, 2.6M

OFFICE
161 Lindsey St, Fall River, 275K
50 Enterprise Ctr, Middletown, 5.25M
1615 Cove Rd, New Bedford, 185K
100 Adams St, New Bedford, 890K
45 Resnik Rd, Plymouth, 470K
670 Willett Ave, Riverside, 250K
53 County St, Taunton, 310K
129 High St, Taunton, 700K

RETAIL
74 Maple Ave, Barrington, 461K
32 Washburn Rd, East Freetown, 1.1M
170 Middleboro Rd, East Freetown, 1.2M
1075 S Broadway, East Providence, 245K
5 Laurel St, Fall River, 800K
499 Globe St, Fall River, 3.25M
71 Water St, Falmouth, 987K
62 Main St, Lakeville, 700K
119 E Grove St, Middleboro, 875K
46-58 Center St, Middleboro, 895K
847 Kempton St, New Bedford, 325K
58 County St, New Bedford, 425K
128 County St, New Bedford, 475K
48 N Water St, New Bedford, 615K
314-316 Dartmouth St, New Bedford, 630K
888 Ashley Blvd, New Bedford, 675K
437 Bay St, Taunton, 575K
1735-1749 Main Rd, Tiverton, 1.3M

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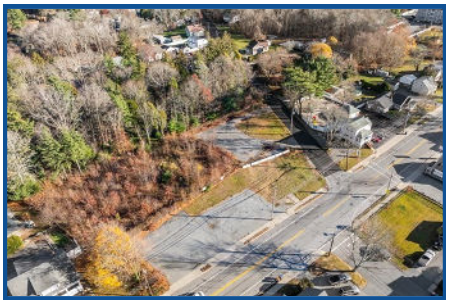
LISTINGS

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

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September 2025
Commercial Real Estate
News and More

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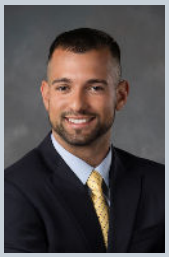
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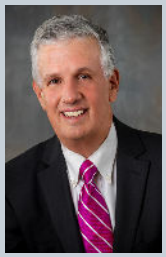
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FOR SALE

NEW BEDFORD

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

$390,000

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

$750,000

FAIRHAVEN

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

$849,000