COASTAL COMMERCIAL Real Estate

October 2025 News and More

FOR LEASE

OFFICE SPACE

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

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

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

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

229-241 Coffin Ave #O4, New Bedford MA
5,962 SF in Sunbeam Bakery building; includes heat & electric

RETAIL SPACE

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

33 County Rd – Unit 6, Mattapoisett, MA
900 SF Rope Walk Plaza on Busy Route 6 Corridor, Excellent Visibility & Access

229-241 Coffin Ave – 2R, New Bedford, MA
4,321 SF versatile space with high ceilings

INDUSTRIAL/FLEX

150 Duchaine Blvd, New Bedford, MA
12,000 SF Warehouse / Manufacturing Space High Ceilings & Drive-In Access

229-241 Coffin Ave #O4, New Bedford MA
1,480–3,000+ SF Bays for Lease

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

Positioning for the Final Quarter: What CRE Owners Should Know This Fall

As we move deeper into fall, the commercial real estate (CRE) market is entering a decisive period. October often sets the tone for how the year will close out, and for property owners and investors, it's a month where strategy and timing matter more than ever. With buyers and sellers looking to finalize transactions before year-end, and businesses planning ahead for 2026, the market is fueled by urgency and opportunity.

Both buyers and sellers are eager to close before December 31, which can lead to faster negotiations and greater flexibility in deal structures. Financing remains a challenge, but tailored agreements and creative structuring are helping deals move forward. Meanwhile, demand continues to shift toward adaptable spaces. Hybrid offices, service-driven retail, and flexible industrial properties are proving to be the most resilient performers, meeting the needs of businesses that require versatility in a changing economy.

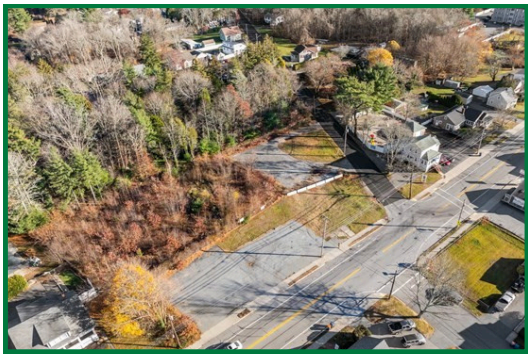
Here on the SouthCoast and Cape, industrial and owner-occupied properties remain highly active, particularly in locations with strong transportation access. Retail corridors anchored by service-based tenants are holding steady, while traditional office space is giving way to smaller, higher-quality footprints. Investors are also keeping a close eye on underutilized properties with redevelopment potential, recognizing the long-term value in repositioning these assets.

October is a timely window to reassess goals. Buyer demand for well-located assets remains strong, and the market is rewarding properties that can adapt to evolving business needs. By moving strategically this season, owners can take advantage of year-end momentum and lay the groundwork for a strong start in 2026.

Looking ahead, Southeastern Massachusetts continues to show resilience, but the most successful investors and business owners will be those who stay nimble, anticipate change, and partner with advisors who understand both the bigger picture and the unique dynamics of our region.

LAND OPPORTUNITIES IN THE SOUTHCOAST

North End Development Opportunity – 1.56-acre corner lot with frontage on Church, Chaffee & Dutton St. Zoned RA with 3 approved buildable lots. Prime spot near MBTA and highways. Excellent potential for townhouse or condo development. Offered at $599,900.



2.1-acre corner lot at the intersection of Acushnet Avenue and Nye's Lane. This site offers prime visibility and endless potential for future development. Offered at $1,650,000.

469 Hixville Rd, Dartmouth – Industrial Lot for Lease Cleared, level 1.5-acre lot in a prime industrial area near I-195. Adjacent to freight rail with excellent logistics for storage, distribution, or light industrial use. Zoned Limited Industrial for a wide range of business opportunities. Offered at $4,500/mo.

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

1050 Elm St, Bridgewater, $5.6M
170 Middleboro Rd, East Freetown, $1.2M
50 Middle St, Fairhaven, $400K
138 Morgan St, Fall River, $400K
863 Cambridge St, Fall River, $1.6M
2 Washburn St, New Bedford, $200K
308 Purchase St, New Bedford, $200K
19 Pattersons Brook Rd, Wareham, $1.55M

OFFICE

1615 Cove Rd, New Bedford, $185K
522 Rivet St, New Bedford, $402K
439 State Rd, North Dartmouth, $3.15M
1165 Elmwood Ave, Providence, $350K
1594 Broad St, Providence, $600K
226 Waterman St, Providence, $1.075M
4300 Post Rd, Warwick, $2.02M
50 Enterprise Ctr, Middletown, $5.25M

RETAIL

164 S Main St, Acushnet, $390K
445 Niantic Ave, Cranston, $275K
1636 Cranston St, Cranston, $460K
652 Bedford St, Fall River, $335K
146 18th St, Fall River, $703.5K
314-316 Dartmouth St, New Bedford, $630K
736 Ashley Blvd, New Bedford, $675K
888 Ashley Blvd, New Bedford, $675K
289 Court St, Plymouth, $800K
395 Westminster St, Providence, $1.45M
117 Broadway, Providence, $1.6M
186 Fountain St, Providence, $2.15M
437 Bay St, Taunton, $575K
290-298 Main St, Wareham, $750K
18 East Rd, Tiverton, $815K
721 Reservoir Ave, Cranston, $3.18M

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LISTINGS

MARION

1,995 SF Versatile Retail / Flex Space with Multiple Access Points — Seconds from I-195 in a Thriving Waterfront Community

Listing Price: 875,000

MARION

15,787 SF on 1.89 acres with $150K annual income, global R&D/office tenant, and strong Southcoast/Cape Cod location.

Listing Price: $2.1M

FAIRHAVEN

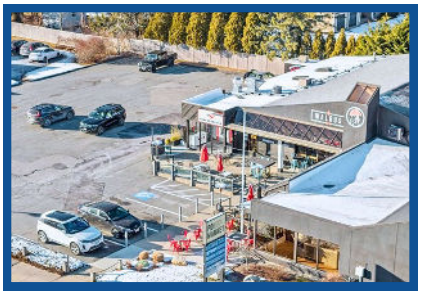
775 SF Landmark Restaurant — Building, Business & Equipment included Prime Location with Endless Possibilities

Listing Price: $595,000

FALL RIVER

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

Listing Price: $169,900



MATTAPOISETT

11,028 SF Fully Leased Mixed-Use Property with Restaurant, Retail & Office Space on High-Visibility Route 6

Listing Price: $1.75M

COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 535 New Bedford, MA 02740

October 2025
Commercial Real Estate
News and More

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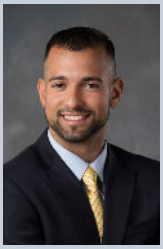
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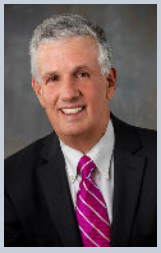
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FOR SALE

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

$329,000

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

NEW BEDFORD

Fully Fenced Vacant Lot – Prime Mixed-Use Site with Parking for 20 Vehicles

$119,900

FAIRHAVEN

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

$799,000