COASTAL COMMERCIAL Real Estate

November 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 Ropewalk 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

11R David St, New Bedford, MA
20,000± SF 3-Phase Power and Parking

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 question of whether to lease or purchase commercial space is top of mind for SouthCoast businesses. In 2025, this decision goes beyond monthly payments — it's about aligning real estate choices with operational strategy, capital allocation, and long-term growth.

Leasing remains attractive for companies that value flexibility and liquidity. Businesses anticipating growth or relocation in the next few years often prefer to preserve capital for operations, staffing, or inventory. Leasing also provides access to prime locations and specialized facilities, giving tenants the agility to adapt quickly. On the SouthCoast, this is particularly evident in industrial and office sectors, where adaptable spaces are in high demand.

Ownership, on the other hand, offers stability and long-term value. Established companies with predictable space needs can build equity, stabilize occupancy costs, and retain control over expansions or modifications. Tax incentives and structured financing, including SBA-backed loans, make ownership a viable path even with higher interest rates. Owner-occupied industrial facilities and well-located office buildings in New Bedford, Fall River, and nearby corridors continue to attract interest.

Hybrid strategies are emerging as well. Lease-to-own, sale-leasebacks, and commercial condominium purchases allow businesses to balance flexibility with long-term positioning, offering creative ways to structure occupancy while preserving capital. Today, the focus is less on cost alone and more on strategic deployment of capital. Growth-stage companies often benefit from leasing, while mature operators may view ownership as a hedge against rising rents and a long-term wealth-building opportunity.

Properties with adaptability, strong transportation access, and growth potential continue to perform well across the SouthCoast. Businesses, investors, and owner-operators are reassessing how leasing or buying fits into their 2026 plans. The companies that thrive will be those that make strategic, informed decisions while remaining flexible in an evolving CRE market.

LISTINGS

MARION

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

Listing Price: $875K

MARION

15,787 SF Industrial / Office Flex on 1.89 Acres with $150K Annual Income — Global R&D Tenant in a Premier Southcoast/Cape Hub

Listing Price: $2.1M

FAIRHAVEN

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

Listing Price: $595K

FALL RIVER

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

Listing Price: $169.9K

MATTAPOISETT

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

Listing Price: $1.75M

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 / FLEX

48 Bath St, Providence $3.7M
50 Branch Ave, Providence $3.3M
100 Glen Rd, Cranston $2.2M
367 Metacom Ave, Bristol $1.5M
144 Bignall St, Warwick $1.15M
112 Bank St, Attleboro $700K
239 Oak St, Providence $775K
7 Dike St, Providence $900K

RETAIL

1148 Davol St, Fall River $5M
325 Bedford St, Fall River $3M
186 Fountain St, Providence $2.1M
54 Olney Arnold Rd, Cranston $1.5M
140 Natick Ave, Cranston $1.1M
81 Warren Ave, Brockton $1.1M
192 Wood St, Bristol $1.0M
8 Turner St, Warren $750K
290-298 Main St, Wareham $750K
736 Ashley Blvd, New Bedford $675K
1 Middle St, Fairhaven $660K
316 Dartmouth St, New Bedford $630K
113 Broadway, Providence $600K
175 Sawyer St, New Bedford $575K
58 County St, New Bedford $425K
1636 Cranston St, Cranston $460K
227 Thames St, Bristol $450K

OFFICE

6 Mutual Pl, Providence $1.8M
9 Plenty St, Providence $1.2M
129 High St, Taunton $700K
8 Hayward St, Attleboro $685K
161 High St, Taunton $685K
354 Gifford St, Falmouth $650K
180-198 S Main St, Providence $616K
230 Airport Rd, Warwick $300K

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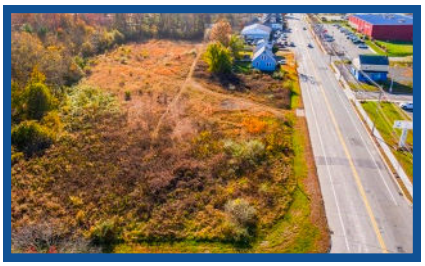
LISTINGS

MARION

Historic Italianate Landmark at Rt. 6 & Front St. with Six Office Units, Strong Visibility, Ample Parking, and Flexible GB Zoning — Perfect for Professional, Retail, or Mixed Office Use

Listing Price: $950K



NEW BEDFORD

1.56-Acre Corner Lot with Frontage on Church, Chaffee & Dutton St. Zoned RA with Three Approved Buildable Lots — Close to MBTA, Ideal for Townhouse or Condo Development

Listing Price: $599.9K

NEW BEDFORD

2.1-Acre Site at the Intersection of Acushnet Ave & Nye's Lane with Excellent Visibility and Strong Development Potential

Listing Price: $1.65M

DARTMOUTH

Cleared, Level 1.5-Acre Parcel in a Prime Industrial Corridor Near I-195 — Adjacent to Freight Rail and Ideal for Storage, Distribution, or Light Industrial Use

Listing Price: $4.5K/mo

NEW BEDFORD

4 Parcels with Turnkey Restaurant, Liquor License, Flexible Zoning, and Prime Visibility in Bristol County

Listing Price: $2.2M

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November 2025
Commercial Real Estate
News and More

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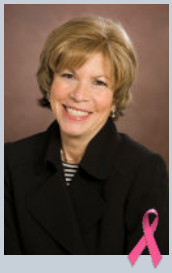
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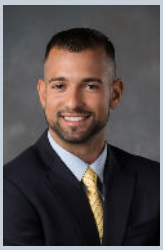
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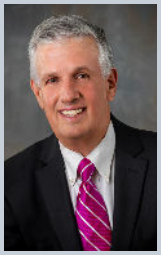
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FOR SALE

NEW BEDFORD

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

$390K

FALL RIVER

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

$329K

DARTMOUTH

2,160 SF Versatile Two-Suite Office Opportunity in Dartmouth Corridor — Owner-User or Investment Ready

$379K

NEW BEDFORD

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

$500K

NEW BEDFORD

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

$119.9K

DARTMOUTH

1.84 Acres Buildable — ANR-Approved with 185' Frontage in Dartmouth

$249K