COASTAL COMMERCIAL Real Estate

December 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

403 County Rd, Marion, MA
SF 1,850 Own Your Own Bakery, Restaurant, or Cafe

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

The Insurance Shift: What CRE Owners Need to Know Heading Into 2026

Rising insurance costs are becoming one of the biggest pressures on commercial property owners. Premiums are increasing across most asset types, and carriers are tightening their standards in ways that directly affect renewals, operating budgets, and long-term planning. As 2026 approaches, understanding these shifts is becoming essential for owners looking to protect asset performance.

Premiums are rising due to continued increases in replacement costs, stricter underwriting in coastal regions, and a higher volume of claims nationwide. Even stable, well-maintained properties are being impacted. Carriers are adjusting their risk exposure, and many renewals now come with higher pricing and fewer options.

The biggest change isn't just cost—it's coverage. Owners are seeing more exclusions added to policies that previously offered broad protection. Water intrusion, flood-related issues, wind or storm coverage, equipment breakdown, and ordinance and law upgrades are among the most common reductions. These changes can create unexpected vulnerability if not reviewed closely.

A few targeted steps can help owners get ahead. Conducting a risk audit, updating replacement cost estimates, and documenting recent maintenance all strengthen your position with carriers. Reviewing deductible levels and exploring portfolio-level policies may also offer better pricing and clearer coverage.

Insurance trends are now shaping valuations, CAM allocations, lender requirements, and acquisition underwriting. For owners preparing for refinancing, repositioning, or sale next year, accounting for insurance volatility is becoming a critical part of accurate forecasting.

Our team supports owners with risk reviews, CAM guidance, and strategic advisory services to help navigate tightening insurance conditions. Clear planning today leads to stronger performance heading into 2026.

FOR SALE

FAIRHAVEN

Waterfront 40R Development Site — Dual Parcels with Existing Commercial Buildings & 100+ Parking Spaces

Listing Price: $1.595M

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

7 Falmouth St, Attleboro $825K
100 Glen Rd, Cranston $2.2M
193 Amaral St, East Providence $2M
11 Tenth St, East Providence $265K
786 Plymouth Ave, Fall River $695K
88 River St, Middleboro $150K
13 Edward St, New Bedford $735K
312 Hillman St, New Bedford $260K
88 Niantic Ave, Providence $2M
160 Narragansett Ave, Providence $1.1M
239 Oak St, Providence $775K

RETAIL

227 Thames St, Bristol $449.9K
301 N Main St, Brockton $180K
1940 Main St, Brockton $800K
1 Middle St, Fairhaven $660K
270 Seabury St, Fall River $176K
389 2nd St, Fall River $650K
360 Wareham St, Middleboro $2.35M
2963 Acushnet Ave, New Bedford $800K
329 Rivet St, New Bedford $500K
75–77 Rivet St, New Bedford $250K
1207 Acushnet Ave, New Bedford $550K
294 Rockdale Ave, New Bedford $180K
9 Kilmer Ave, Taunton $691K
85 Weir St, Taunton $505K
18 Post Rd, Warwick $500K
1301 Bald Hill Rd, Warwick $2.24M
2443 W Shore Rd, Warwick $345.5K

OFFICE

145 Globe St, Fall River $1.85M
868 Ashley Blvd, New Bedford $300K
105 Washington St, North Easton $1.4M
6828 Post Rd, North Kingstown $645K
272 Smith St, Providence $415K

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

FOR SALE

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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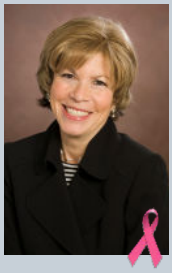

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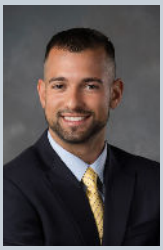

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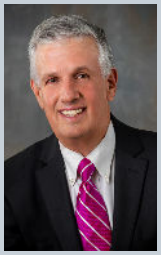

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FOR SALE

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

MARION

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

$875K