COASTAL COMMERCIAL Real Estate

March 2026

News and More

FOR LEASE

OFFICE SPACE

150 8th St, New Bedford, MA
1,500 SF 3 Offices + Open Workspace, Kitchenette, Restrooms, Central Air, Parking

132 S Main St, Acushnet, MA
500 SF Private Aesthetician Suite

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

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

RETAIL SPACE

1551 Acushnet Ave, New Bedford, MA
800 SF Highly Visible Space

950 Kings Hwy, New Bedford, MA
5 Units Available High-Visibility Space with Strong Co-Tenancy

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
1,850 SF Own Your Own Restaurant, or Cafe

INDUSTRIAL/FLEX

100 Duchaine Blvd, New Bedford, MA
12,000 SF Warehouse / Manufacturing

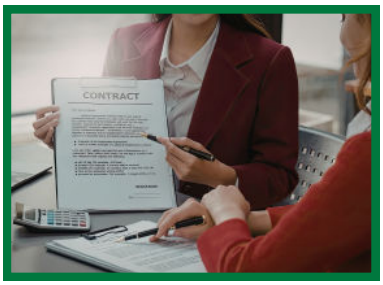
11R David St, New Bedford, MA
20,000± SF 3-Phase Power and Parking

LAND

496-L62M40 Hixville Rd, Dartmouth, MA
1.5± Acres Industrial Land, I-195 Corridor

508 Faunce Corner Rd, Dartmouth, MA
6.48 Acres Vacant Land, Office/Industrial Zoning, High-Visibility

Capital on the Sidelines: What Will Activate Spring Transactions?



As we move into spring, one theme is clear across Massachusetts commercial real estate: capital is available, but it is cautious. Private investors, 1031 exchange buyers, family offices, and regional funds remain engaged in conversations. The difference in 2026 is not a lack of interest. It is disciplined execution.

Industrial continues to lead in stability. Investors are prioritizing credit tenancy, functional building design, and long-term lease security. Smaller bay flex properties and contractor-oriented industrial assets in secondary markets are seeing steady activity when pricing reflects realistic rent growth.

Retail performance remains location-driven. Neighborhood centers with service-oriented tenants such as medical, personal care, and daily-use businesses are attracting interest. However, lease rollover risk is under the microscope. Properties with short remaining terms must be priced to account for exposure.

Office remains segmented. Smaller professional buildings and medical office are trading, particularly where owner-user demand exists. Larger traditional office continues to face longer marketing timelines unless pricing aligns clearly with today's financing realities.

Multifamily and Mixed-Use assets are moving when in-place income is strong and deferred maintenance is limited. Investors are carefully reviewing operating statements and capital expenditure needs before committing. Downtown mixed-use with stable ground-floor tenancy continues to draw attention.

The common denominator across all sectors is alignment. Capital is not absent. It is waiting for realistic valuations and strategic positioning. As the spring market unfolds, transactions will favor sellers who understand today's underwriting standards and buyers who remain disciplined in structure.

For tailored insight on how this capital shift may impact your property or acquisition strategy, our team is available to discuss sector-specific opportunities.

FOR SALE

DARTHMOUTH

1,650 SF Two-Unit Office Building, Corner Lot, Income in Place, High-Visibility Bliss Corner Location

Listing Price: $549.5K

NEW BEDFORD

3.5-Acre Industrial Commercial Parcel at New Bedford Business Park Entrance

Listing Price: $629K

FALL RIVER

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

Listing Price: $169.9K

NEW BEDFORD

Confidential Turnkey Restaurant + Real Estate, Liquor License, Apartments Above, Adjacent Parking Lot Included

Listing Price: $1.6M

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

MARION

1,850 SF Historic Restaurant Space with Garden Patio & Deck

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

FALL RIVER

13,500 SF Gym / Fitness Space in High-Traffic Rt 6 Plaza

SOLD

INDUSTRIAL / FLEX

204 Kinsley Ave, Providence $4.2M
588 Manton Ave, Providence $460K
379 Alden Rd, Fairhaven $850K
22 Almeida St, East Providence $2.5M
31A Cove Rd, Dartmouth $865K
6 Thatcher Ln, Wareham $2.7M
361 W Fountain St, Providence $706K

RETAIL

1175 Post Rd, Warwick $565K
118 Silver Lake Ave, Providence $485K
12 Governor St, Providence $800K
354-358 Arnold St, New Bedford $385K
218 R Nash Rd, New Bedford $375K
1227 Ashley Blvd, New Bedford $350K
284-286 Atwells Ave, Providence $1.5M
141 Weybosset St, Providence $1.5M
110-114 County St, New Bedford $800K
98 County St, New Bedford $1.1M
1173 Rodman St, Fall River $950K
1001 Pleasant St, Fall River $870K
3 Tyler Ave, East Wareham $750K
52 County Rd, East Freetown $2M
512-516 N Front St, New Bedford $690K
347 Dartmouth St, New Bedford $600K

OFFICE

10 Memorial Blvd, Providence $68.5M
26 Howland St, Plymouth $1.6M
61-63 Crapo St, New Bedford $540K
333 Union St, New Bedford $575K
50 N 2nd St, New Bedford $1.1M
4 Nickys Ln, Mattapoisett $3M
345 Front St, Marion $570K
680 Warren Ave, East Providence $735K

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

FOR SALE

PROVIDENCE

High-Visibility Automotive Property on Corner Lot with 2,000 SF Building, Existing Vehicle Lifts, Parking for Approx. 75 Vehicles, Access to Route 10, I-95, Route 6, and Route 3A

Listing Price: $1.25M

FAIRHAVEN

2,172 SF Commercial Building on 19,392 SF Lot, Clean 21E (2025), High Visibility, Flexible Commercial or Residential Use

Listing Price: $549.5K

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

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

COASTAL COMMERCIAL Real Estate

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March 2026
Commercial Real Estate
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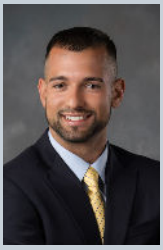

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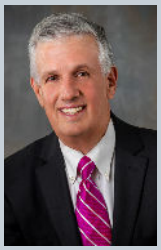

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FOR SALE

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