COASTAL COMMERCIAL Real Estate

June 2026

News and More

FOR LEASE

OFFICE SPACE

1249 Ashley Blvd, New Bedford
Medical, Wellness & Professional Office

101 Front St, Fall River
5,640 SF Open-Concept Office Space

132 S Main St, Unit 5, Acushnet
500 SF fully equipped aesthetician suite

200 Mill Rd, Fairhaven
Office suites from 750–12,460 SF

365 Faunce Corner Rd, Dartmouth
2,600 SF medical and professional office suite

895-A & 897-B Pleasant St, New Bedford
Up to 3,000 SF downtown office space

RETAIL SPACE

1275 Fall River Ave, Seekonk
13,500 SF Gym & Fitness Space with Ample Parking.

32 S Main St, Acushnet
500 SF fully equipped aesthetician suite

950 Kings Hwy, New Bedford
5,180 SF retail space at Fieldstone Marketplace

INDUSTRIAL/FLEX

11R David St, New Bedford
20,000 SF industrial warehouse with heavy power

232-236 Huttleston Ave, Fairhaven
1,350 SF contractor bay with office

100 Duchaine Blvd #B, New Bedford
10,000 SF warehouse and industrial space

229-241 Coffin Ave #CB3, New Bedford
2,939 SF warehouse and flex space

LAND

508 Faunce Corner Rd, Dartmouth
Prime commercial land in Dartmouth

469 Hixville Rd, Dartmouth
Industrial-zoned land with development potential

950 Kings Hwy, Unit 6A, New Bedford
5,180 SF retail space available in the highly trafficked Fieldstone Marketplace

How High Interest Rates Are Changing Commercial Deal Structures in 2026

Commercial real estate transactions in 2026 are not slowing because capital has disappeared. They are changing because capital has become far more selective.Higher borrowing costs, tighter underwriting standards, and the massive wave of loan maturities hitting the market have fundamentally reshaped how commercial real estate deals are being structured. Across nearly every asset class, transactions today require more creativity, more equity, and more strategic collaboration between buyers, lenders, and sellers.

One of the biggest shifts in commercial real estate today is the reduction in leverage from traditional lenders. Loan-to-value ratios have tightened, with lenders prioritizing lower risk and stronger cash flow coverage. As a result, many deals now require more creative financing structures to move forward. Preferred equity, mezzanine financing, bridge debt, and rescue capital are becoming increasingly common as buyers work to fill financing gaps left by tighter lending conditions. Instead of relying solely on a traditional bank loan and down payment, many transactions now involve layered capital stacks designed to preserve liquidity while achieving workable leverage.
Seller financing is also making a quiet return. Some owners are offering partial seller-held notes or flexible financing terms to help bridge gaps and keep transactions moving in a higher-rate environment.

At the same time, recapitalizations and joint venture structures are becoming more common as property owners seek equity partners to stabilize assets, refinance maturing debt, or extend hold periods rather than sell at discounted valuations.
With nearly $900 billion in commercial mortgages maturing in 2026, refinancing challenges continue to shape the market. Buyers and lenders alike are placing greater emphasis on durable cash flow, tenant stability, and long-term operational performance.
While transaction timelines have slowed and underwriting has become more disciplined, capital remains available for strong industrial, multifamily, retail, and flex assets with solid fundamentals. What has changed most is not the opportunity itself, but the structure behind the deal.

SOLD

INDUSTRIAL / FLEX

98 Middle St, Fairhaven, MA $1.3M
240 Kenneth Welch Dr, Lakeville, MA $7.6M
217 East St, Attleboro, MA $1.6M
111 Braley Rd, East Freetown, MA $2.1M
88 Currant Rd, Fall River, MA $42.4M
722 Broadcommon Rd, Bristol, RI $1.6M
47 Slade St, Fall River, MA $2.7M
100 Technology Way, Smithfield, RI $68M
46 Dike St, Providence RI, $1.4M

RETAIL

722 Eastern Ave, Fall River MA $900K
1331-1341 Cove Rd, New Bedford MA $4M
866 State Rd, Westport, MA $750K
141 Union St, New Bedford MA $1.3M
1656-1668 Acushnet Ave, New Bedford $700K
2147 Acushnet Ave, New Bedford, MA $650K
15 School St, Taunton, MA $650K
7 E Grove St, Middleborough, MA $4.2M
580 GAR Hwy, Swansea, MA $1M
77 Reservoir Ave, Providence, RI $14M
1024 S Main St, Fall River, MA $1M
983 State Rd, Westport, MA $750K
722-726 Dexter St, Central Falls, RI $635K
267 Huttleston Ave, Fairhaven, MA $2.1M
2792 Patucket Ave, East Providence, RI, $590K
802 Macarthur Blvd, Pocasset, MA $1.6M

OFFICE

92 Faunce Corner Rd, Dartmouth, MA $350K
139 S Main St, Fall River, MA $1.1M
6 Blackstone Valley PL, Lincoln, RI $425K
54 Winthrop St, Taunton, MA $270K
425 Angell St, Providence, RI $1.4M
78 Middle St, Fairhaven, MA $535K
2290 Pawtucket Ave, E. Providence, RI $3.1M
97 John Clarke Rd, Middletown, RI $2.2M
984 Charles Street, N. Providence, RI $815K
130 Cypress St, Providence, RI $210K
9 157 High St, Taunton, MA $910K
177 N Main St, Providence, RI $1.3M
150 Purchase St, Fall River, MA $625K
140 Wareham Rd, Marion, MA $1.4M

FOR SALE

NEW BEDFORD

Prime 3.5-Acre Industrial Commercial Development Parcel at the Entrance to New Bedford's Industrial Park, Featuring High Visibility, Direct Highway Access, Rail Infrastructure & On-Site Utilities, Ideal for Manufacturing, or Mixed Commercial Development

Listing Price: $629,000

NEW BEDFORD

Rare 1.56-Acre Residential Development Opportunity in New Bedford's North End, Featuring Three Approved Buildable Lots with Frontage on Church, Chaffee & Dutton Streets, Minutes from MBTA Commuter Rail, Major Highways & Growing Residential Corridors

Listing Price: $549,900

FAIRHAVEN

Landmark Seaside Commercial Property in Fairhaven, 775 SF Building Including Established Business Name, Equipment and Turnkey Potential in a Highly Visible Coastal Location

Listing Price: $595,000

NEW BEDFORD

Commercial Development Opportunity in New Bedford, 7,682 SF Fully Fenced Lot with Capacity for Up to 20 Vehicles, Located in a Mixed-Use Business District with Excellent Visibility, Flexible Commercial Potential and Future Development Opportunities

Listing Price: $109,900

NEW BEDFORD

Versatile Mixed-Use Property on Rockdale Avenue, 2,934 SF Building Featuring Established Commercial Space, a Spacious 3-Bedroom Residential Unit, Flexible Layout Options and Ample On-Site Parking in a Highly Visible Location

Listing Price: $549,900

FOR SALE

FALL RIVER

Turn-Key Commercial Building on South Main Street, 520 SF Property with Included Salon Equipment, Recent Renovations, Corner-Lot Visibility, and Flexible Potential for Salon, Retail, or Professional Office Use.

Listing Price: $159,000

FALL RIVER

Corner Commercial Building on East Main Street, 1,760 SF Retail Property with Off-Street Parking, Updated Systems, Excellent Visibility, and Flexible Potential for Retail, Office, or Service-Based Businesses.

Listing Price: $329,000

FAIRHAVEN

99 Spring St, Fairhaven Commercial Property on a 19,392 SF Lot featuring a 2,172 SF building with office space, ample parking, strong visibility, flexible commercial or residential use potential.

Listing Price: $549,500

NEW BEDFORD

Corner Commercial Property on Ashley Boulevard, 1,600 SF Mixed-Use Building with Excellent Visibility, High Daily Traffic Counts, On-Site Parking and Flexible Potential for Retail, Office or Service-Based Businesses

Listing Price: $375,000

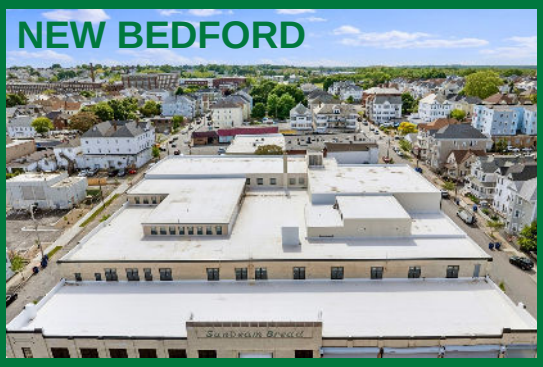
DARTMOUTH

Turnkey Commercial Investment Opportunity in Bliss Corner, 1,650 SF Two-Unit Property with Established Rental Income, Flexible Owner-Occupant Potential and Prime Corner-Lot Visibility in a Thriving Business District

Listing Price: $549,500

FOR LEASE

NEW BEDFORD



2,939 SF Warehouse & Flex Space in the Historic Sunbeam Bread Building
Lease Rate: $14.00/SF Gross

TIVERTON

3,002 SF Retail or Office Space on Main Road in Tiverton with Excellent Visibility
Lease Rate: $14.00/SF Gross

FALL RIVER

5,640 SF Creative Office Space in Downtown Fall River with High Ceilings, Open Layout and On-Site Parking
Lease Rate: $16.00/SF

SEEKONK

13,500 SF Fitness & Wellness Space in Seekonk, Open-Concept Gym Facility with High Visibility and Ample Parking
Lease Rate: $12.00/SF NNN

COASTAL COMMERCIAL Real Estate

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June 2026
Commercial Real Estate
News and More

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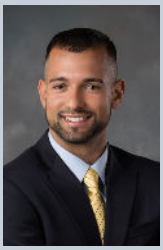

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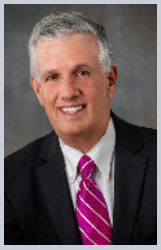

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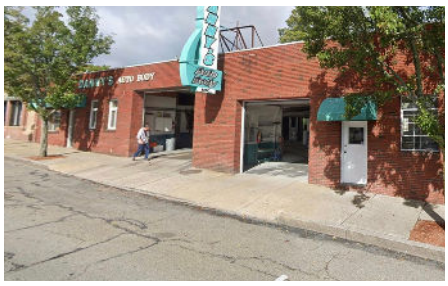
FOR SALE

NEW BEDFORD



Turnkey Auto Body Facility, in New Bedford 9,592 SF
List Price: $2,000,000

NEW BEDFORD

Turnkey Mixed-Use Property, in New Bedford 9,900 SF
List Price: $2,200,000

PROVIDENCE

High-Visibility Automotive Property in Providence, 2,000 SF
List Price: $1,250,000

MARION

Professional Office Condominium in Marion, 2,925 SF
List Price: $468,000

NEW BEDFORD — 3 PARCEL OPPORTUNITY!

Portfolio of Three Commercial Assets in New Bedford, Featuring , Ample On-Site Parking, Handicap Accessibility, and an Additional Vacant Lot for Future Opportunity. **List Price: $2,550,000**