

FOR LEASE

OFFICE SPACE

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

950 Kings Hwy, New Bedford
• Unit 18 – 8,100 SF
• Unit 20 – 13,500 SF

1024 Kings Hwy, New Bedford
Unit 4 – 3,000 SF – Retail or Office

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

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

154 Faunce Corner Mall Rd, Dartmouth
1,280 SF Retail space in highly sought after business corridor

INDUSTRIAL/FLEX

100 Duchaine Blvd, New Bedford
Warehouse – 10,000 SF
Land available for storage and build-to-suit

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

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

Why AI is Creating a Commercial Real Estate Boom You Can't See

Artificial intelligence may seem like software, but behind every AI generated prompt, online search, and streaming service is a massive network of physical infrastructure. Data centers power the digital world, and as AI adoption accelerates, demand for these facilities is rapidly transforming commercial real estate.



Today's data centers require more than just land. Developers are prioritizing sites with reliable power, fiber-optic connectivity, and room for future expansion. In many markets, access to electrical capacity has become more valuable than highway frontage or population density.

This shift is creating new opportunities for industrial properties, former manufacturing facilities, and large undeveloped parcels. As technology companies expand their infrastructure, communities with the right utilities and available land are becoming increasingly attractive for long-term investment.

The ripple effect extends beyond the data centers themselves. Demand for power infrastructure, construction, logistics, and supporting businesses continues to grow alongside these developments, creating broader economic opportunities in many regions.

Many industry experts believe this demand is only beginning. As AI becomes more integrated into healthcare, finance, manufacturing, education, and everyday business operations, the need for additional computing power will continue to grow. That means more investment in the facilities and infrastructure that make these technologies possible.

AI isn't just changing how we work. It's influencing where companies invest and how commercial real estate is valued. For investors, developers, and business owners, keeping an eye on this trend could provide valuable insight into where future growth is headed.

SOLD

INDUSTRIAL / FLEX

413 Wareham Rd, Marion, MA (\$ un-disclosed)
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

30-32 William St, New Bedford, MA \$950K
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 (152,896 Sq. Ft) Industrial Commercial Development Parcel at the Entrance to New Bedford's Industrial Park, Featuring High Visibility, Direct Highway Access, & 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



MARION



Marion Commercial Condominium featuring 2,925 SF of professional office space, 35 parking spaces, flexible office layout, and an ideal setting for a variety of businesses.

Listing Price: \$468,000

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



 **July 2026**
Commercial Real Estate
News and More



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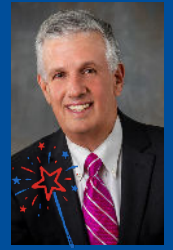
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FEATURED LISTINGS

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

FAIRHAVEN



Turnkey Service Station & Auto
Business in Fairhaven, 2,688 SF
List Price: \$1,350,000

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**