

FOR LEASE

OFFICE SPACE

899 Pleasant Street, New Bedford

Unit East - 700 SF
Unit West - 2,300 SF

238 Rockdale Avenue, New Bedford

1,134 SF professional office space with parking

401 County Street, New Bedford

400 SF office in a beautiful historic building

45 Slocum Rd, Dartmouth

1,100 SF office space near Route 6

RETAIL SPACE

950 Kings Hwy, New Bedford

- Unit 6A - 5,180 SF
- Unit 20 - 13,445 SF

1275 Fall River Avenue, Seekonk

13,500 SF gym & fitness space with parking

5-7 Main Road, Tiverton

3,002 SF retail space on a busy corridor

101 Front Street, Fall River

5,640 SF Conveniently located retail space

263 Social Street, Woonsocket

1,900 SF Versatile retail space

1024 Kings Highway, #4, New Bedford

2,000 SF retail or office space

567 Reservoir Avenue, Cranston

1,612 SF high-visibility retail space with flexible commercial potential

INDUSTRIAL/FLEX

11R David Street Rear, New Bedford

20,000 SF turn-key warehouse

100 Duchaine Blvd, New Bedford

10,000 SF warehouse with storage/build-to-suit land

229-241 Coffin Ave, New Bedford

- Unit CB3 - 2,939 SF
- Unit CB4 - 2,880 SF
- Unit 2R - 150-500 SF Available

132 S Main St Acushnet, MA 02743

500 SF private office suite with utilities included

460 County Street, Unit 1, New Bedford

3,038 SF professional office space heat included

LAND

496 Hixville Road, Dartmouth

1.47 Acres - Unit M62-B40 - Industrial-zoned development land

More Capital is Moving to Smaller Markets, is the South Coast Next?



Commercial real estate investment is becoming less concentrated in the country's largest metros. In the 12 months ending June 2026, more than half of transactions across the four major property types occurred in smaller markets, compared with roughly 34% in major metropolitan markets. Industrial has seen an especially notable shift, with the share of transactions outside major and secondary markets rising from 37% in 2017 to 51%.

The movement is about more than finding lower acquisition costs. Increased transaction activity has improved liquidity in smaller markets, while pricing differences between major metros and smaller markets have narrowed across several property types. For investors, that is changing how opportunities outside the country's largest commercial centers are being evaluated.

For the South Coast, the trend is worth watching. New Bedford and Fall River offer established commercial corridors, industrial inventory and redevelopment opportunities at a time when major infrastructure investments are changing the region. South Coast Rail has now been operating since March 2025, adding another factor to long-term investment and development decisions.

Fall River offers a timely example. MassDOT is currently seeking proposals for approximately 20 acres of waterfront property adjacent to Fall River Depot, creating the potential for significant mixed-use development tied directly to rail access.

That does not mean the national shift toward smaller markets will automatically translate into increased investment locally. Individual assets and market fundamentals still matter. As investors continue looking beyond major metros, the South Coast has a stronger opportunity to be part of that conversation.

SOLD

INDUSTRIAL / FLEX

152 Belleville Ave, New Bedford \$230K
2614 Cranberry Hwy, Wareham \$685K
44 Middleboro Rd, Freetown \$1.35M
1960 East Main Street, Portsmouth \$1.6M
513 Mill St, Marion \$1.725M
460 Globe St, Fall River \$1.8M
372 Stevens, Fall River \$7M

RETAIL

1019 S Main St, Fall River \$390K
60 Gano St, Providence \$425K
366 Wood St, Bristol \$471.5K
40 Wareham St, Carver \$499K
300 Court St, Plymouth \$500K
305-309 Rivet St, New Bedford \$500K
151 Winthrop St, Rehoboth \$525K
423 Hope St, Unit 21U, Bristol \$575K
8 Crapo Street, Taunton \$685K
709 Plain St, Marshfield \$689K
24 Center St, Fairhaven \$725K
806 Main St, Brockton \$765K
519 Crescent St, Brockton \$800K
374 Main St, Brockton \$835K
718 Front Gar Hwy, Swansea \$1.575M

OFFICE

78 Faunce Corner Mall Rd, Unit 550,
Dartmouth \$178.2K
478 Torrey St, Unit 1, Brockton \$220K
10 Porter St, Unit C, Stoughton \$230K
94 Route 6A, Unit 3B, Sandwich \$270K
601 Pleasant St, Brockton \$435K
243 South St, Barnstable \$753K
1383 Route 28A, Bourne \$795K
308 Bay St, Taunton \$925K

FOR SALE

FALL RIVER



Historic 2,436 SF granite commercial building with flexible industrial use, ample parking & redevelopment potential near major highways.

Listing price: \$249,900

NEW BEDFORD



Versatile 3,400 SF mixed-use commercial building with retail & office space, high-visibility corner exposure, flexible layout & off-street parking.

Listing Price: \$475,000

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

NEW BEDFORD



New Bedford turnkey restaurant and pub opportunity featuring 4,000 SF of commercial space, a liquor license, furniture, fixtures and equipment, with the business and real estate included.

Listing Price: \$579,000

WESTPORT



Prime 2.3-acre Route 6 commercial property with a 36-car dealer license, two-bay garage, ample parking, high visibility & redevelopment potential

Listing Price: \$599,000

FOR SALE

NEW BEDFORD



Versatile 6,552 SF commercial property with renovated offices, warehouse space, two garage bays, owned solar & existing rental income.

Listing price: \$749,000

DARTMOUTH



Prime 0.98-acre commercial corner lot on busy Faunce Corner Road with an approved site plan for an approximately 6,500 SF building & excellent highway access.

Listing price: \$765,000

DARTMOUTH



Two-building automotive 14,810 SF commercial property at a high-traffic South Dartmouth intersection with 3,260 SF, 40 parking spaces & multiple access points.

Listing price: \$895,000

PROVIDENCE



High-visibility automotive commercial property on a 7,640 SF corner lot featuring a 2,000 SF freestanding building, office space, vehicle lifts, ample parking & excellent highway access

Listing price: \$1,250,000

NEW BEDFORD



10,120 SF Two-Story Office Building on 1.02 Acres with \$161K Annual Income located in an Established Professional Office Park Near Route 140

Listing Price: \$1,350,000

FOR LEASE

NEW BEDFORD



3,038 SF professional office space with central air, hardwood floors, off-street parking & heat included.

Lease Rate: \$3,300/month

WOONSOCKET



1,900 SF end-cap space, fully equipped for a tanning salon with flexible retail use, etc

Lease Rate: \$16/SF

NEW BEDFORD



Historic downtown office space with up to 3,000 SF available

Lease Rate: \$20.00/SF NNN

NEW BEDFORD



400 SF office in Downtown New Bedford's historic district

Lease Rate: \$700/Month Gross

700 Pleasant Street, Suite 535 New Bedford, MA 02740



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FEATURED LISTINGS

FAIRHAVEN



Turnkey service station and auto business on a high-visibility Fairhaven corner.

Listing Price: \$1,350,000

NEW BEDFORD



Turnkey auto body business with two separately deeded properties on Route 6.

NEW PRICE: \$1,650,000

NEW BEDFORD



Versatile 10,224 SF office space, expandable housing, health services, etc.

Listing Price: \$1,500,000

NEW BEDFORD



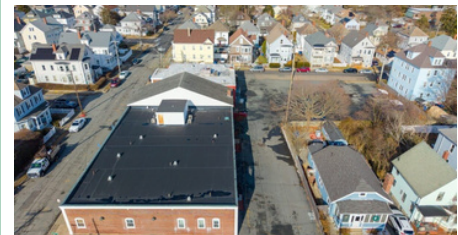
Fully approved 3.16-acre TOD development site adjacent to the MBTA station

Listing Price: \$5,000,000

NEW BEDFORD



3 PARCEL OPPORTUNITY!



Three commercial properties with ample parking, handicap accessibility & future potential

Listing Price: \$2,550,000