COASTAL COMMERCIAL Real Estate

NOVEMBER 2026 News and More

FOR LEASE

OFFICE SPACE

899 Pleasant Street, New Bedford
Unit East - 700 SF
Unit West - 2,300 SF

401 County Street, New Bedford
400 SF office in a beautiful historic building

930 County Street, New Bedford
2,160 SF renovated contractor office and storage space with secure parking.

45 Slocum Rd. Dartmouth
1,100 SF flexible office space in Dartmouth with ample parking.

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

508 Faunce Corner Road, Dartmouth
High-visibility commercial land available for flexible ground lease.

496 Hixville Road, Dartmouth
1.47 Acres - Unit M62-B40 - Industrial-zoned development land

Dartmouth's Wastewater Investment and What It Means for Development



Dartmouth is moving ahead with wastewater improvements that could help support new housing and commercial investment, particularly along Route 6.

On October 20, elected Town Meeting members voted to approve borrowing up to $5.5 million for wastewater treatment plant improvements, including upgrades to its aeration system, Dartmouth Week reporter Kat Sheridan reported.

Separately, Dartmouth's October 5 Select Board recap outlined two MassWorks awards totaling $4.305 million for pump station replacements on Route 6 and Elswick Street. The stations were designed to provide additional capacity, but construction bids came in above estimates, making the grant funding an important part of moving the work forward.

Public Works Director Tim Barber told the Select Board that the treatment plant is not currently at capacity and should accommodate housing projects already in the pipeline. The pump station replacements address capacity elsewhere in the system, a distinction that matters when evaluating development opportunities along the corridor.

For owners and investors, the opportunity is in understanding which properties could benefit as those improvements take shape. A site previously held back by utility constraints may deserve another look, particularly if the work changes the cost or timing of a proposed expansion or redevelopment. That assessment will still depend on the service available to the individual property and the demands of the proposed use.

The funding decisions move Dartmouth closer to completing the work, but they do not establish new development rights or guarantee sewer connections. As construction plans become clearer, they could give investors a better sense of where the town's next opportunities may emerge.

SOLD

INDUSTRIAL / FLEX

460 Globe Street, Fall River $1.8M

924 Boston Providence, Norwood $2.3M

180 Allen Street, Braintree $2.6M

372 Stevens, Fall River $7M

RETAIL

152 Belleville Avenue, New Bedford $230K

11 Summer Street, Bellingham $299.9K

169 Swifts Beach, Wareham $325K

255 Lower County Road, Denns $370K

1019 South Main Street, Fall River $390K

40 Wareham Street, Carver $499K

300 Court Street, Plymouth $500K

305-309 Rivet Street, New Bedford $500K

709 Plain Street, Marshfield $689K

2614 Cranberry Highway, Wareham $685K

806 Main Street, Brockton $765K

519 Crescent Street, Brockton $800K

24 Center Street, Fairhaven $725K

48 Mendon Street, Blackstone $830K

839 Park Street, Stoughton $875K

11 Harbor Way, Harwich $1.0875M

125-133 Billings Road, Quincy $1.455M

718 Front Gar Highway, Swansea $1.575M

1960 East Main Street, Portsmouth $1.6M

513 Mill Street, Marion $1.725M

OFFICE

710 Porter Street, Unit C, Stoughton $230K

17 Orchard Street, New Bedford $560K

268-270 Union Street, New Bedford $600K

243 South Street, Barnstable $753K

114 State Road, Bourne $962.5K

90 Stevens Street, Taunton $1.2M

308 Bay Street, Taunton $925K

FOR SALE

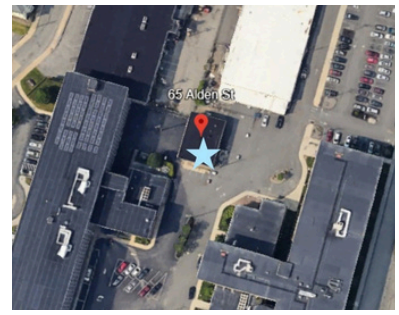
NEW BEDFORD



760 SF warehouse with two oversized overhead doors, updated roof, gated rear land & outdoor storage potential.

Listing Price: $159,900

FALL RIVER



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

Listing price: $249,900

MARION



1,185 SF commercial condo in the heart of Marion Village, featuring flexible retail space, prominent street frontage, ample display space & a desirable location directly across from the harbor.

Listing Price: $450,000

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: $450,000

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

FOR SALE

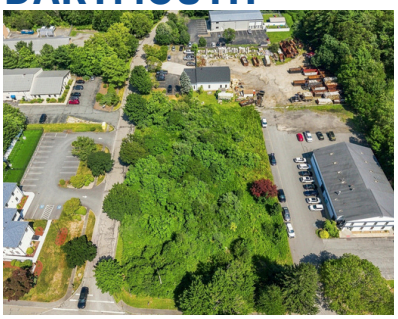
FALL RIVER



2,478 SF commercial investment property with two established retail tenants, month-to-month leases, a 6.5% cap rate & convenient North Main Street location near commuter rail.

Listing Price: $579,000

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: $775,000

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



4,132 SF three-story professional office building, flexible workspace, modern HVAC, & 13 off-street parking spaces.
Lease Rate: $6,000 per month

FALL RIVER



7,000 SF industrial/flex space in Fall River with office areas, & ample parking, and easy Route 24 access.
Lease Rate: $9,917 per month

NEW BEDFORD



7,000 SF industrial space with offices, & convenient Route 24 access.
Lease Rate: $9,917 per month

NEW BEDFORD



2,160 SF contractor space with 3 private offices, overhead door, secure storage & off-street parking.
Lease Rate: $3,500 per month

COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 535 New Bedford,MA 02740

NOVEMBER 2026
Commercial Real Estate
News and More

US.POSTAGE
PAID
NEW BEDFORD, MA
PERMIT NO. 118
ZIP CODE 02740

@Coastal Commercial Real Estate
@CoastalCommercialre
@Coastal Commercial Real Estate

Sign Up To Receive Our Monthly Newsletters Electronically!

Lori Nery ®
CBR, LMS, GRI, VP

LoriNery@comcast.net
508-736-2387

Noble Vincent ®

N.Vincent@nerycorp.com
413-626-1655

Rick Trapilo, MBA ®

R.Trapilo@nerycorp.com
774-644-3420

Joe Pinto ®

J.Pinto@nerycorp.com
774-400-9532

Owen Ribeiro ®

O.Ribeiro@nerycorp.com
508-542-8123

Kevin A. Nery
President
CBB, LCBI, M&AMI

K.Nery@nerycorp.com
508-990-9800

FEATURED LISTINGS

NEW BEDFORD







Turnkey auto body business with two separately deeded properties on Route 6.
NEW PRICE: $1,650,000

FAIRHAVEN



Turnkey service station and auto business on a high-visibility Fairhaven corner.
Listing Price: $1,350,000

NEW BEDFORD



Versatile 10,224 SF office space, expandable housing, health services, etc.
Listing Price: $1,500,000

NEW BEDFORD



Three commercial properties with ample parking, handicap accessibility & future potential
Listing Price: $2,550,000

NEW BEDFORD



Fully approved 3.16-acre TOD development site adjacent to the MBTA station
Listing Price: $5,000,000