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2024 Year in Review: Nate Nickerson, Fieldstone Commercial Properties Inc.

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Nate Nickerson
Owner & Advisor

What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

In 2024, Fieldstone Commercial completed four leasing transactions in class B office buildings along the I-495 corridor, totaling 40,000 s/f. These deals reflected a mix of traditional office tenants and flex/manufacturing users, showcasing the ongoing demand for versatile office spaces that accommodate hybrid business operations. The transactions highlight a notable trend in Greater Boston's suburban markets: increased interest in adaptive class B spaces, driven by affordability and proximity to workforce hubs. Fieldstone's ability to meet diverse tenant needs in a shifting market underscores its expertise in the evolving office and industrial landscape.

What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

In 2024, Fieldstone Commercial grew from a single-person operation to a team of five, marking a significant milestone in our development. This growth was driven by a commitment to building a collaborative team capable of handling a diverse range of client needs and transactions. Expanding the team allowed Fieldstone to enhance its ability to deliver high-quality service and expertise across office, industrial, and flex space sectors. This step forward represents the foundation of a stronger, more versatile organization focused on supporting clients effectively in the competitive Greater Boston commercial real estate market.

What emerging trends will drive investment and development in 2025?

In 2025, Industrial Outdoor Storage (IOS) will emerge as an increasingly distinct asset class due to evolving logistics and supply chain demands. E-commerce growth, infrastructure projects, and limited zoned industrial land have increased demand for IOS sites, which support truck yards, fleet storage, and construction staging. Offering lower maintenance costs and higher yields than traditional warehouses, IOS is especially valuable in constrained markets like Greater Boston. Proximity to major highways like I-95 and I-495 makes these properties essential for last-mile delivery and infrastructure staging, driving heightened investor interest and solidifying IOS's place in the industrial real estate landscape.