



### NEWBURYPORT ORAL SURGERY

69 PARKER STREET, NEWBURYPORT, MA

15,368± SF

[Newburyport Oral Surgery](#) purchased an office building at 69 Parker Street in Newburyport from Two Boston Way Realty Trust. The buyer is relocating their oral surgery office.

The transaction was arranged on behalf of the buyer by Christian Stallkamp, and on behalf of the seller by Anthony Triglione with Norland Associates.



### ROWE AUTO GROUP

2 CHABOT STREET, WESTBROOK, ME

29,025± SF

[Rowe Auto Group](#) purchased a commercial building at 2 Chabot Street in Westbrook from MG MOB, LLC. The buyer is building a new state-of-the-art commercial vehicle service center with a large parking lot and expanded services for new and existing customers.

The transaction was arranged on behalf of the buyer by Tony McDonald and Jon Rizzo, and on behalf of the seller by Craig Young.



### SRS DISTRIBUTION INC.

225 HERITAGE AVENUE, PORTSMOUTH, NH

25,400± SF

SRS Distribution Inc. leased industrial space at 225 Heritage Avenue in Portsmouth from landlord Ruby Realty, LLC, who recently did a complete renovation to the property. The tenant is expanding operations into Portsmouth, NH.

The transaction was arranged on behalf of the landlord by Kent White, and on behalf of the tenant by Victor Galvani of SVN | Parsons Commercial Group.

# December 2020 Transactions

## SALES

**Scarborough Storage Solutions LLC**      **192 Innovation Way, Innovation District at The Downs, Scarborough, ME**      **4.53± AC**

Scarborough Storage Solutions LLC purchased Lots 8,9,13,14 & 27 at the Innovation District at The Downs in Scarborough from Crossroads Holdings LLC. The owner is building a new 550-unit, state of the art self-storage facility. The facility will be 80,000± SF, consisting of 10 single story buildings. Scarborough Storage Solutions plans to open Summer of 2021.

The transaction was arranged on behalf of the seller by Jon Rizzo and Drew Sigfridson, SIOR, and on behalf of the buyer by Thomas Gadbois with F.O. Bailey Real Estate.

**Gould Equipment Company**      **163 Hildreth Street North, Bangor, ME**      **24,360± SF**

[Gould Equipment Company](#) purchased an industrial building at 163 Hildreth Street North in Bangor from the Webber Group. The buyer already occupies the building and will continue to run their business there.

The transaction was arranged by Derek Miller.

**Vista Realty Trust**      **165-167 State Road, Kittery, ME**      **6,200± SF**

Vista Realty Trust purchased a retail building at 165-167 State Road in Kittery from Deerfield 165 State LLC. The buyer purchased the property as an investment.

The transaction was arranged by Caitlin Burke and Christian Stallkamp.

**NextGrid**      **Lewiston Junction Road, Poland, ME**      **85.32± AC**

[NextGrid](#) purchased land at Lewiston Junction Road in Poland from Thompsonrolec Enterprises, LLC. The buyer will operate a solar facility on the land.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR, and on behalf of the buyer by Tim Millett with Porta & Company.

## LEASES - OFFICE

**Maine Medical Center**      **818-852 Congress Street, Portland, ME**      **6,508± SF**

[Maine Medical Center](#) renewed its lease at 818-852 Congress Street in Portland from landlord Heart Building LLC.

The transaction was arranged by Drew Sigfridson, SIOR.

**Executive Office Centers**      **254 Commercial Street, Portland, ME**      **5,152± SF**

[Executive Office Centers](#) subleased office space at Merrill's Wharf Street in Portland from sublandlord BerryDunn. The subtenant will use this space to operate a coworking space.

The transaction was arranged on behalf of the subtenant by John Finegan, and on behalf of the sublandlord by Jessica Estes and Chris Paszyc, CCIM, SIOR.

**Portland Housing Authority**      **65 West Commercial Street, Portland, ME**      **3,782± SF**

[Portland Housing Authority](#) leased office space at Portland Star Match Co. Building in Portland from landlord J.B. Brown and Sons. The tenant provides and expands affordable housing and services in the community.

The transaction was arranged by Brice O'Connor.

# December 2020 Transactions

**Tradecraft Farms South Portland, LLC**      **217 Main Street, Lewiston, ME**      **2,778± SF**

[Tradecraft Farms South Portland, LLC](#) leased office space at 217 Main Street in Lewiston from landlord Lewiston Properties, LLC. The tenant is based in Los Angeles, CA with roots in Maine. They are hoping to expand throughout the state.

The transaction was arranged on behalf of the tenant by Craig Young and Noah Stebbins, and on behalf of the landlord by Tim Millett with Porta & Company.

**Undisclosed**      **650 Main Street, South Portland, ME**      **1,800± SF**

A church group leased office space at 650 Main Street in South Portland from landlord Income Property Management. The tenant will use the space as a meeting place.

The transaction was arranged by Dan Greenstein and John Finegan.

**The Crash Lab, Inc.**      **58 Winnacunnet Road, Hampton, NH**      **1,660± SF**

[The Crash Lab, Inc.](#) leased office space at 58 Winnacunnet Road in Hampton from landlord Granite Harbor Holdings, LLC. The tenant provides quality plaintiff and defendant accredited crash reconstruction to the legal and insurance communities.

The transaction was arranged by Caitlin Burke.

**Kennebec Pharmacy & Home Care, LLC**      **189 Darling Avenue, South Portland, ME**      **1,399± SF**

[Kennebec Pharmacy & Home Care, LLC](#) leased office space at Atlantic Place in South Portland from landlord Atlantic Place Partners. The tenant will use the space to operate their home care business.

The transaction was arranged by Jessica Estes and John Finegan.

**Archipelago Law, LLP**      **22 Free Street, Portland, ME**      **1,358± SF**

Archipelago Law, LLP leased office space at 22 Free Street in Portland from landlord J.B. Brown and Sons. The tenant will use this space for their law practice.

The transaction was arranged on behalf of the tenant by John Finegan, and on behalf of the landlord by Derek Miller.

**Fresh Start Maine, LLC**      **157 Main Street, Lewiston, ME**      **978± SF**

Fresh Start Maine, LLC leased office space at 157 Main Street in Lewiston from landlord L V Properties LLC. The tenant is opening a counseling office.

The transaction was arranged on behalf of the tenant by Chris Paszyc, SIOR, CCIM and Noah Stebbins, and on behalf of the landlord by Kevin Fletcher of Keller Williams Realty.

**Overtime Collectibles, LLC**      **650 Main Street, South Portland, ME**      **550± SF**

Overtime Collectibles, LLC leased office space at 650 Main Street in South Portland from landlord Income Property Management.

The transaction was arranged by Dan Greenstein and John Finegan.

# December 2020 Transactions

## LEASES - RETAIL

**Patio & Flame** **517 US Route One, Kittery, ME** **2,781± SF**

[Patio & Flame](#) leased retail space at 517 US Route One in Kittery from landlord Wilson Service Co. Inc. The tenant sells high end outdoor patio furniture.

The transaction was arranged by Christian Stallkamp and Katherine Gemmecke.

**Happy Dogs Grooming, LLC** **518 US Route One, Unit 4, Kittery, ME** **1,025± SF**

[Happy Dogs Grooming, LLC](#) leased retail space at 518 US Route One in Kittery from landlord Aviva, LLC. The tenant is starting her own business as a dog groomer.

The transaction was arranged on behalf of the tenant by Katherine Gemmecke, and on behalf of the landlord by Gerry O'Connell of KW Coastal Realty.

**Cote's Portland Square Cafe** **1 Portland Square, Portland, ME** **960± SF**

[Cote's Portland Square Cafe](#) renewed its lease at One Portland Square in Portland from North River IV LLC. The tenant operates a breakfast and lunch cafe.

The transaction was arranged by Drew Sigfridson, SIOR.

## LEASES - INDUSTRIAL

**Harcros Chemicals Inc.** **82 Scott Drive, Westbrook, ME** **20,048± SF**

[Harcros Chemicals Inc.](#) leased industrial space at 82 Scott Drive in Westbrook from landlord Hanian Realty Group, LLC. The tenant will use the demised premises as industrial space for operating a chemical packaging and storage facility to distribute chemical products.

The transaction was arranged by Craig Young.

**Sargent Electric Company** **45 Alfred Plourde Parkway, Lewiston, ME** **13,000± SF**

[Sargent Electric Company](#) leased industrial space at 45 Alfred Plourde Parkway in Lewiston from landlord Gendron & Gendron Inc. The tenant will be using the building as their new Maine location as they are expanding into the Northeast Market.

The transaction was arranged on behalf of the landlord by Nick Lucas and Chris Paszyc, CCIM, SIOR, and on behalf of the tenant by Brandon Mitchell with Malone Commercial Brokers.

**Playsite Services New England** **46 Leighton Road, Augusta, ME** **3,000± SF**

[Playsite Services New England](#) leased industrial space at 46 Leighton Road in Augusta from landlord J&R Associates LLC. The tenant will use the building for storing materials as they install/deliver playsets throughout New England.

The transaction was arranged by Nick Lucas.