



### CROWN EQUIPMENT CORPORATION

LOT 31, INNOVATION DISTRICT AT THE DOWNS,  
SCARBOROUGH, ME

1.65± AC

[Crown Equipment Corporation](#) leased an industrial build-to-suit at Lot 31 in the Innovation District at The Downs from landlord 31 Innovation Way, LLC. Crown is one of the world's largest material handling companies and produces a broad range of forklifts, as well as automation and fleet management technologies. The new facility will double the company's existing sales and service footprint in the region.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Jon Rizzo, and on behalf of the tenant by Amy Sullivan and Michael Cobb of Colliers International.



### JOHNSTONE SUPPLY

238-242 RIVERSIDE STREET, PORTLAND, ME

55,170± SF

[Johnstone Supply](#) purchased an industrial building at 238-242 Riverside Street in Portland from Davison/Bisson LLC. The buyer is relocating their operations from the Colonel Westbrook Industrial Park. This building will double their existing footprint from 15,000 to 30,000 square feet. Wallboard Supply is a tenant in the front building and will continue operating.

The transaction was arranged on behalf of the buyer by Derek Miller and Joseph Italiaander, and on behalf of the seller by Jenn Small and Joe Malone of Malone Commercial Brokers.



### GWB CONY, LLC

860-866 SPRING STREET, WESTBROOK, ME

40,000± SF

Colonel Westbrook Associates sold the 40,000± SF office/warehouse building that it owned at 860-866 Spring Street in Westbrook, ME. The buyer was GWB Cony, LLC. The building is home to Trane Supply and Great Falls Marketing and sits on approximately 5± acres of land. The sale price was \$2,900,000.

The transaction was brokered by Greg Boulos, Partner at The Boulos Company. Boulos represented both the buyer and the seller.

Colonel Westbrook Associates was formed over 35 years ago to develop the Colonel Westbrook Executive Park. Over the years, it sold various land parcels that became home to a variety of businesses, including a satellite office for IDEXX, Bailey Sign, Maine Bankers Association, Lanco Assembly Systems, Sysco and many others.

For further information regarding this transaction, please contact Greg Boulos at 207.772.1333 or [gboulos@boulos.com](mailto:gboulos@boulos.com).

# March 2021 Transactions

## SALES

### Belfast Marketplace LLC

6-38 Central Avenue & 34-73 Bluff Road, Bath, ME

20,664± SF

Belfast Marketplace LLC purchased multifamily properties located at 6 & 38 Central Avenue and 34 & 73 Bluff Road in Bath from Multivision Investments LLC. The property consists of four, six-unit brick apartment buildings and was purchased as an investment. The transaction was arranged on behalf of the buyer by Dan Greenstein, and on behalf of the seller by Brandon Mitchell of Malone Commercial Brokers.

### Ram Ventures LLC

136 US Route One, Scarborough, ME

26,545± SF

Ram Ventures LLC purchased an office building at 136 US Route One in Scarborough from Southern Maine Agency on Aging. The transaction was arranged on behalf of the seller by Jessica Estes and Brice O'Connor, and on behalf of the buyer by Joe Porta of Porta & Co.

### Portland Recovery Community Center

102 Bishop Street, Portland, ME

6,600± SF

[Portland Recovery Community Center](#) purchased an office building at 102 Bishop Street in Portland from Deering Lodge Building Corp. The buyer provides support, education, and resources for people recovering from and affected by addiction. PRCC is relocating from its current location on Forest Avenue into a much larger facility.

The transaction was arranged on behalf of the buyer by Greg Boulos, Samantha Marinko and Joseph Italiaander, and on behalf of the seller by Jenn Small and Joe Malone of Malone Commercial Brokers.

### Alternative Wellness Services

419 Alfred Street, Biddeford, ME

5,272± SF

[Alternative Wellness Services](#) purchased an office building at 419 Alfred Street in Biddeford from Nautilus, LLC. Alternative Wellness Services is a behavioral health agency that serves southern and central Maine. 419 Alfred Street will be the agency's new administrative office with some clinical services being provided out of that space.

The transaction was arranged on behalf of the seller by Greg Boulos and Samantha Marinko, and on behalf of the buyer by Adam Parent of Mainstream Real Estate Company.

### Summit Land Development

292 Middle Road, Dover, NH

65± AC

Summit Land Development purchased land at 292 Middle Road in Dover from Town Square Media Portsmouth LLC.

The transaction was arranged on behalf of the buyer by Kent White, and on behalf of the seller by Christian Stallkamp of The Boulos Company and Jeremy Neuer of CBRE | Industrial Properties.

### Lou's Custom Exhaust

60 New Rochester Road, Dover, NH

1,680± SF

[Lou's Custom Exhaust](#) purchased an industrial building at 60 New Rochester Road in Dover from Midon Property Management Services, LLC. The buyer manufactures and installs foreign and domestic exhaust systems on all makes and model cars and trucks. This is their 2<sup>nd</sup> location.

The transaction was arranged on behalf of the buyer by Caitlin Burke, and on behalf of the seller by Gerry O'Connell of KW Commercial.

### West End Holdings LLC

1039 Islington Street, Unit 15, Portsmouth, NH

1,190± SF

West End Holdings LLC purchased an office building at 1039 Islington Street in Portsmouth from Built 4 U LLC.

The transaction was arranged on behalf of the buyer by Caitlin Burke, and on behalf of the seller by Christine Tatro of eXp Realty.

# March 2021 Transactions

## 26 Bush St Apartments, LLC

26 Bush Street, Skowhegan, ME

4,600± SF

26 Bush St Apartments, LLC purchased a 6 unit apartment building at 26 Bush Street in Skowhegan from Lee A. York & Margaret J. York. The buyer owns apartments throughout central Maine and purchased this building as an investment.

The transaction was arranged on behalf of the buyer by Nick Lucas, and on behalf of the seller by Maryanne Barrows of Keller Williams.

## LEASES - OFFICE

## VETRO FiberMap

215 Commercial Street, Portland, ME

4,532± SF

[VETRO FiberMap](#) leased office space at 215 Commercial Street in Portland from landlord Granite Face Limited Partnership. The tenant is a fiber network productivity platform.

The transaction was arranged on behalf of the tenant by Nate Stevens, and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

## Consumer Real Estate Finance Co.

100 Commercial Street, Portland, ME

2,307± SF

[Consumer Real Estate Finance Co.](#) leased office space at 100 Commercial Street in Portland from landlord Soley Wharf LLC. The tenant is a licensed mortgage company who is able to offer home loans in 19 states.

The transaction was arranged on behalf of the tenant by Nate Stevens, and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

## DigitalOwl Inc.

30 Danforth Street, Portland, ME

1,827± SF

[DigitalOwl Inc.](#) leased office space at 30 Danforth Street in Portland from landlord J.B. Brown and Sons. The tenant is a natural language processing solution platform that reads, understands, and analyzes medical documents for insurance underwriters and claim analysts.

The transaction was arranged on behalf of the tenant by Nate Stevens, and on behalf of the landlord by Katie Allen of NAI The Dunham Group.

## LEASES - RETAIL

## East Coast Dance

451 High Street, Somersworth, NH

7,800± SF

[East Coast Dance](#) leased retail space at 451 High Street in Somersworth from landlord Pillar Investment Corporation. The tenant runs a family operated dance studio focused on providing structured, entertaining, and age appropriate dance classes.

The transaction was arranged on behalf of the landlord by Kent White, and on behalf of the tenant by Bob Marchewka of One Commercial Real Estate.

## LEASES - INDUSTRIAL

## TG Gallagher

8 Thomas Drive, Westbrook, ME

15,000± SF

[TG Gallager](#) leased industrial space at 8 Thomas Drive in Westbrook from landlord Westport Realty, LLC. The tenant will use the building as a warehouse location to help serve its new contract with Maine Medical Center.

The transaction was arranged on behalf of the landlord by Greg Boulos and Joseph Italiaander, and on behalf of the tenant by Cheri Bonawitz of Malone Commercial Brokers.

# March 2021 Transactions

**MasTec Network Solutions, LLC**

**76 Darling Avenue, South Portland, ME**

**10,645± SF**

[MasTec Network Solutions, LLC](#) leased industrial space at 76 Darling Avenue in South Portland from landlord Darling, LLC. The tenant is expanding into Maine and will use this building for office and warehouse space for cell tower construction.

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko, and on behalf of the tenant by Brian O'Brien of NAI Norwood Group.

**Thrive Real Estate Group LLC**

**95 Leighton Road, Augusta, ME**

**5,000± SF**

Thrive Real Estate Group LLC leased industrial space at 95 Leighton Road in Augusta from landlord J&R Associates. The tenant is a property management company that manages over 1,000 units from southern Maine to Bangor. The company needed warehouse space for storage of equipment and material. Augusta is a central location to a majority of the buildings that they manage.

The transaction was arranged by Nick Lucas.

**Mr. Handyman of Greater Portland**

**190 Riverside Street, Portland, ME**

**2,100± SF**

[Mr. Handyman of Greater Portland](#) leased office space at 190 Riverside Street in Portland from landlord Bounty Development, LLC.

The tenant is a personal home improvement consultant and a trusted, knowledgeable resource that is part of a leading national service franchise. Mr. Handyman of Greater Portland relocated from its location in Falmouth, as it needed more space.

The transaction was arranged by Greg Boulos and Joseph Italiaander.