



334 & 338 CALEF HIGHWAY & 68 FOGG ROAD, EPPING, NH

40,792± SF PURCHASED BY HAT PROPERTIES, LLC

HAT Properties, LLC and RNT Properties, LLC purchased 334 & 338 Calef Highway and 68 Fogg Road in Epping, NH. These are mixed-use and industrial properties to which the buyer plans on relocating their business, [Williamson Pump & Motor](#), from their previous location in Chelsea, Massachusetts. Williamson Pump & Motor has 70 years of experience and expertise in several industries, such as property management, water and sewage plants, educational and industrial facilities, manufacturing plants, hospitals, municipal utilities, and more.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Ken Oppenheim from Hunnaman Commercial Company.



184 MAIN STREET, SOUTH PORTLAND, ME

23,219± SF PURCHASED BY HORCH ROOFING

[Horch Roofing](#), headquartered in Warren, has found the ideal location for expanding its services in Southern Maine by purchasing an industrial building on 1.72 acres from WAMCO, LLC at 184 Main Street in South Portland, Maine. Horch Roofing has a team of over 50 certified installers, providing roofing and gutter services to coastal Maine from York to Bar Harbor. They recycle 100% of roofing waste and for the last 12 years, they have donated two new roofs annually to Habitat for Humanity.

The transaction was arranged on behalf of the buyer by Jessica Estes of The Boulos Company and on behalf of the seller by Justin LaMontagne of The Dunham Group.



869 WESTERN AVENUE, MANCHESTER, ME

19,360± SF PURCHASED BY FABIAN OIL

[Fabian Oil](#) purchased a 19,360± SF mixed-use property from F.L. Roberts & Company, Inc. at 869 Western Avenue in Manchester, Maine. Fabian Oil is a family-owned and operated business, retailing heating oil to the Central Maine area since 1991 and has since acquired an additional 13 companies to expand into other markets. The buyer will utilize the building as office space and truck storage to distribute oil and service their customers more efficiently throughout greater Augusta.

The transaction was arranged by Derek Miller and Nick Lucas of The Boulos Company.

November 2021 Transactions

SALES

234 Good Life, LLC

34-36 Highland Street, Portsmouth, NH

4,472± SF

234 Good Life, LLC purchased a multi-family building within walking distance of downtown Portsmouth at 34-36 Highland Street in Portsmouth, NH. This property was purchased as an addition to their investment portfolio.

The transaction was arranged on behalf of the buyer by Christian Stallkamp of The Boulos Company and on behalf of the seller by Bonnie Dridi of The Bean Group.

Calare Properties, LLC

45 Industrial Park Road, Saco, ME

31.0± AC

Calare Properties, LLC purchased 31.0± acres from Sweetser at 45 Industrial Park Road in Saco, Maine. Calare Properties is working towards final approvals to construct a state-of-the-art 165,000± SF, concrete tilt-up industrial building with ideal highway access off I-95. This facility will be able to accommodate up to 60' ceiling height, 33 tailboard dock doors, and significant parking for trailers and passenger vehicles. The building can be available for occupancy by Q4 2022.

This transaction was arranged on behalf of the buyer by Jon Rizzo of The Boulos Company and on behalf of the seller by Chris Craig of The Dunham Group.

Atlantic National Trust, LLC

Lots 4 & 5, Innovation District, Scarborough, ME

2.89± AC

Atlantic National Trust, LLC, a Portland-based private equity firm, purchased Lots 4 & 5 in the Innovation District at The Downs in Scarborough, Maine, from Crossroads Holdings, LLC. The two adjacent build-to-suit lots, totaling 2.89± acres, are now available for lease. The lots can be combined to build up to a 40,000± SF mixed-use building that will be within walking distance of the future Scarborough Town Center.

The transaction was arranged by Drew Sigfridson, SIOR and Jon Rizzo of The Boulos Company.

Shammy's Topsham, LLC

85 Topsham Fair Mall Road, Topsham, ME

2.08± AC

Shammy's Topsham, LLC purchased 2.08± acres from R.E. Management, Inc. at 85 Topsham Fair Mall Road in Topsham, Maine. The buyer will develop a state-of-the-art car wash at this site. This will be the first car wash to open in the Topsham Fair Mall trade area.

The transaction was arranged on behalf of the seller by Joseph Italiaander and Greg Boulos of The Boulos Company and on behalf of the buyer by Scott Chandler and Nathan Chandler of Chandler Real Estate Investments.

Port City Barbers

295 Maplewood Avenue, Unit #1, Portsmouth, NH

1,122± SF

[Port City Barbers](#) purchased a 1,122± SF retail condo from Deborah Campbell Irrevocable Trust at 295 Maplewood Avenue in Portsmouth, NH. Port City Barbers, who specializes in old-school haircuts with a modern touch, is relocating their shop to this new location.

The transaction was arranged on behalf of the seller by Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Scott Forte of Century 21 Northeast.

Standard Machine Co.

51 Dynamic Drive, Unit #7, Scarborough, ME

1,500± SF

[Standard Machine Company](#), a full-service machine shop, purchased 1,500± SF of industrial space from MRW Development, LLC at 51 Dynamic Drive in Scarborough, Maine. Standard Machine Company specializes in metal fabrication, welding, and machining.

The transaction was arranged on behalf of the seller by Jon Rizzo and Drew Sigfridson, SIOR of The Boulos Company and on behalf of the buyer by Michael Anderson of Malone Commercial Brokers.

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The Vault **43 Lisbon Street, Unit #1, Lewiston, ME** **3,888± SF**
[The Vault](#) purchased retail space from Baum House, LLC at 43 Lisbon Street in Lewiston, Maine. The Vault is a one-of-a-kind wine and craft beer shop that receives new beers weekly and caters to the beginner wine lover, as well as the seasoned connoisseur. The buyer will be relocating their existing shop to this new location. They plan to open by winter of 2022.
The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company.

No Neithers Garage **6 Schooner Drive, Brunswick, ME** **1.85± AC**
[No Neithers Garage](#) purchased 1.85± acres from 14 Willey Rd., LLC at 6 Schooner Drive in Brunswick, Maine. The husband-and-wife team install electric motors and engineer new drivetrains to install in vintage cars, bringing them into the modern age. With this new location across the street from UMA and SMCC, they aim to develop internship opportunities for students.
The transaction was arranged on behalf of the seller by Jessica Estes of The Boulos Company and on behalf of the buyer by Parker Howard of ReMax Riverside.

LEASES - OFFICE

Amistad, Inc. **103 India Street, Portland, ME** **6,800± SF**
[Amistad, Inc.](#) leased 6,800± SF of office space at 103 India Street, also known as the North School Apartments, from The Wishcamper Companies, LLC. Amistad will use this space as its agency headquarters and the base of operations for all of their Portland-based programs, which provide peer support, housing, harm reduction services, support groups, and more.
The deal was arranged by John Finegan and Claire Richardson of The Boulos Company.

Sebago Technics **75 John Roberts Road, South Portland, ME** **6,001± SF**
[Sebago Technics](#) leased an additional 6,001± SF of office space at 75 John Roberts Road in South Portland, Maine. Despite uncertainties due to COVID-19, Sebago Technics has experienced significant growth. To meet their growing needs, Sebago Technics leased the additional new space adjoining their current 17,540± SF space. Their goals for expansion include accommodating their current Falmouth office personnel and operations, replacing their former multi-purpose space with a larger space, support further growth, and enhance employee retention and engagement.
The transaction was arranged by Greg Boulos of The Boulos Company.

Maine Strong Balance Center **15 Lund Road, Suite #104, Saco, ME** **2,865± SF**
[Maine Strong Balance Center](#) leased office space at 15 Lund Road in Saco, Maine from Ironsides Sports Center, LLC. Maine Strong Balance Center is a family practice that specializes in balance, orthopedic, vestibular, and neurological physical therapy. They use targeted equipment in a specially designed space and offer many treatment options. They plan to open in early 2022.
The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company and on behalf of the landlord by Belinda Desmond of Keller Williams Realty.

Remotely, Inc. **121 Bow Street, Suite #C-1, Portsmouth, NH** **2,086± SF**
Remotely, Inc. leased 2,086± SF of office space from Bow Street Brew, LLC at 121 Bow Street in Portsmouth, NH.
The transaction was arranged by Caitlin Burke and Kent White of The Boulos Company.

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Steady State **75 Washington Avenue, Suite #3-D, Portland, ME** **1,830± SF**

[Steady State](#) leased office space at 75 Washington Avenue in Portland from Dayton 59, LLC. Steady State has physical therapists who specialize in helping runners and active adults stay highly active for life - while avoiding imaging, injections, and surgeries.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Dustin Boutin of Magnusson Balfour Commercial and Business Brokers.

Resource Options, Inc. **170 Commerce Way, Suite #100, Portsmouth, NH** **1,485± SF**

[Resource Options, Inc.](#) leased 1,485± SF office space from The Kane Company at 170 Commerce Way in Portsmouth, NH. Resource Options is a full-service construction, design, environmental services staffing, and emergency response firm that has multiple locations in Massachusetts, Connecticut, New York, and New Jersey. They will be relocating from their current coworking space to this new location.

The transaction was arranged on behalf of the tenant by Katherine Gemmecke of The Boulos Company and on behalf of the landlord by Catie Madeiros of The Kane Company.

Aveanna Healthcare Medical Solutions **6 Fundy Circle, Falmouth, ME** **1,333± SF**

[Aveanna Healthcare Medical Solutions](#) leased 1,333± SF of office space at 6 Fundy Road in Falmouth from landlord Fundy Circle Associates, LLC. Aveanna is a pre-eminent, national leader in healthcare and homecare.

The deal was arranged on behalf of the landlord by John Finegan of The Boulos Company and on behalf of the tenant by Sam LeGeyt of The Dunham Group.

LEASES - RETAIL

Impact Fitness Center **17 Lincoln Street, Biddeford, ME** **12,150± SF**

[Impact Fitness Center](#) leased 12,150± SF at the Lincoln Mill from Boston Venture Holdings in Biddeford, Maine. The new space is nearly double the size of IFC's current location and will feature a state-of-the-art gym, spin and yoga studios, a group exercise room, and artificial turf for weightlifting—an IFC hallmark. Impact Fitness has been part of Biddeford's revitalization since 2011, growing as downtown has grown, and offering personal training, in-house nutrition advisory services, physical therapy, and massage.

The transaction was arranged by John Finegan of The Boulos Company.

SALUD Portland **275 Marginal Way, Portland, ME** **3,200± SF**

[SALUD Portland](#), a fitness studio offering a wide variety of classes, leased 3,200± SF of retail space from Diamond Street, LLC at 275 Marginal Way in Portland, Maine. They will use this space as the new location for SALUD of Portland.

The deal was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Matt Cardente of Cardente Real Estate.

Back in Motion Physical Therapy, LLC **532 Main Street, Suite #5, Saco, ME** **2,694± SF**

[Back in Motion Physical Therapy, LLC](#) leased retail space from Hannaford Bros. at 532 Main Street in Saco, Maine. Back in Motion has a team of highly trained and experienced physical therapists that specialize in treating musculoskeletal injuries to help manage pain and to improve range of motion and quality of life.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company and on behalf of the tenant by Valerie Parker of CARR Commercial.

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Beyond Escape Durham **54 Main Street, Durham, NH** **2,490± SF**

Beyond Escape Durham leased 2,490± SF of retail space from 5054 Properties, LLC to open an escape room at 54 Main Street in Durham, NH. The tenant is excited to offer the Durham community a new amenity this winter.

The transaction was arranged on behalf of the landlord by Caitlin Burke of The Boulos Company.

Cabana Restaurant **111 Middle Street, Portland, ME** **1,622± SF**

Cabana Restaurant leased restaurant space at 111 Middle Street, Portland from V & E Enterprises, Inc. The restaurant will open in early 2022 and will serve Dominican/Latin Cuisine for sit down and take out.

The deal was arranged by John Finegan of The Boulos Company.

BARE Waxing Boutique **40 Free Street, Portland, ME** **1,473± SF**

[BARE Waxing Boutique](#) leased retail space from J.B. Brown and Sons at 40 Free Street in Portland, Maine. BARE Waxing Boutique specializes in full body waxing, lash extensions and lifts, and all aspects of skincare including facials and full body massages. This will be their second location, the first is in Portsmouth, NH, where they have a large following. They anticipate an opening in early 2022.

The transaction was arranged on behalf of the landlord by Derek Miller of The Boulos Company and on behalf of the tenant by Katherine Gemmecke of The Boulos Company.

Sonja Terlaje Salon **189 Darling Avenue, Suite #A-26, South Portland, ME** **638± SF**

[Sonja Terlaje Salon](#) renewed their lease at 189 Darling Avenue in South Portland, Maine from Atlantic Place Partners. Sonja Terlaje is a salon and wig studio that specializes in advanced coloring, cutting, and styling techniques in a contemporary and relaxing atmosphere.

The transaction was arranged on behalf of the landlord by Jessica Estes of The Boulos Company and on behalf of the tenant by Katherine Gemmecke of The Boulos Company.

LEASES - INDUSTRIAL

Great Bay Spa & Sauna **235 Heritage Avenue, Unit #1, Portsmouth, NH** **12,700± SF**

[Great Bay Spa & Sauna](#), a premier hot tub, swim spa, and sauna dealer, leased 12,700± SF of warehouse space at 235 Heritage Avenue in Portsmouth, NH from Cooper Malt, LLC. When you visit their showroom, you'll find many hot tubs and spas on display. In addition, they stock a huge inventory of replacement parts, maintenance chemicals, filters, and more. Great Bay Spa & Sauna will utilize this space for their warehousing needs.

The transaction was arranged by Christian Stallkamp of The Boulos Company.

TCB Telecom, LLC **100 Tri City Road, Units #1 & 19, Somersworth, NH** **4,684± SF**

TCB Telecom, LLC leased an additional 4,684± SF of industrial space at 100 Tri City Road in Somersworth, NH from landlord, 100 Tri City, LLC.

The transaction was arranged by Kent White, Caitlin Burke, and Katherine Gemmecke of The Boulos Company.

Antaya, LLC **100 Tri City Road, Unit #18, Somersworth, NH** **3,892± SF**

Antaya, LLC leased 3,892± SF of industrial space from 100 Tri City, LLC at 100 Tri City Road in Somersworth, NH. Antaya, LLC will be relocating to this space from their Hampton location.

The transaction was arranged on behalf of the landlord by Kent White, Caitlin Burke, and Katherine Gemmecke of The Boulos Company and on behalf of the tenant by David Choate of Colliers International.

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Knot Your Average Grain Woodworking **100 Tri City Road, Unit #9, Somersworth, NH** **1,669± SF**

[Knot Your Average Grain Woodworking](#) leased 1,669± SF of industrial space at 100 Tri City Road in Somersworth, NH from 100 Tri City, LLC. Knot Your Average Grain Woodworking is a veteran-owned company that specializes in CNC work and custom laser-engraved military and home decor. They will be relocating their current shop in Buffalo, NY to the new space in Somersworth.

The transaction was arranged by Kent White, Caitlin Burke, and Katherine Gemmecke of The Boulos Company.

Stanley Steemer **100 Tri City Road, Unit #11, Somersworth, NH** **1,664± SF**

[Stanley Steemer](#) of Kennebec leased 1,664± SF of industrial space from 100 Tri City, LLC at 100 Tri City Road in Somersworth, NH. Stanley Steemer is a family-owned carpet cleaning business led by the third generation and has expanded across 49 states. They plan on utilizing the new space as additional storage/warehouse space for their New Hampshire appointments.

The transaction was arranged by Kent White, Caitlin Burke, and Katherine Gemmecke of The Boulos Company.

Good Nured Brand, LLC **170 John Roberts Road, Suite #8, South Portland, ME** **1,500± SF**

[Good Nured Brand, LLC](#) leased 1,500± SF of industrial space from the Carbo Company at 170 John Roberts Road in South Portland, Maine. Good Nured Brand creates cleaning supplies made out of high-quality ingredients and plans on using the new space for production, packaging, and shipping of cleaning products. You can find Good Nured products in natural stores, conventional grocery chains, food co-ops, as well as on Amazon.com and Walmart.com.

The transaction was arranged on behalf of the landlord by Joseph Italiaander of The Boulos Company and on behalf of the tenant by Roxane Cole of Roxane Cole Commercial RE.

