



Photo credit: Gulf of Maine Research Institute

UNION WHARF, PORTLAND, ME

61,872± SF PURCHASED BY GULF OF MAINE RESEARCH INSTITUTE

[The Gulf of Maine Research Institute \(GMRI\)](#) purchased Portland's oldest commercial wharf from Proprietors of Union Wharf, Inc. Union Wharf, consisting of 4.3± acres on Commercial Street, contains twelve buildings totaling 61,872± SF and has been owned by the Poole Family for 160 years. The Gulf of Maine Research Institute is a non-profit marine science and research center and stated that they plan to protect and preserve the working waterfront, much to the delight of the local commercial fishing industry.

The transaction was arranged on behalf of the buyer by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the seller by Chris Craig of The Dunham Group.



21 SCHOODIC DRIVE, BELFAST, ME

318,979± SF PURCHASED BY PENOBSCOT COMMUNITY HEALTH CENTER

[The Penobscot Community Health Center](#) purchased a portion of the former MBNA Belfast campus at 21 Schoodic Drive in Belfast, ME, from Stag Industrial Holdings, LLC. The property conveyed included 318,979± SF of buildings located on a 141.2± AC parcel of land located along Route 3. PCHC was originally looking to lease space in the area to support its growing program needs, but soon came to the conclusion that purchasing would better suit their future plans of creating a health-oriented campus. Tony McDonald, CCIM, SIOR, Partner at The Boulos Company stated, "Once again, the superior quality and overall appeal of this spectacular campus was attractive to a high-quality occupant." He added, "It is with great pleasure that I could assist PCHC in this move, which will ultimately benefit all of their constituents and the residents of the entire Penobscot, Waldo, and Knox County area."

The transaction was arranged by Tony McDonald, CCIM, SIOR and Jon Rizzo of The Boulos Company.



211 MARGINAL WAY, PORTLAND, ME

8,052± SF PURCHASED BY CF MARGINAL, LLC.

CF Marginal, LLC purchased the retail building on the corner of Franklin Street and Marginal Way in Portland, Maine, from Marginal Way Properties, Inc. The investment group loved the building for its excellent visibility, accessibility, and overall great condition.

The deal was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR, and John Finegan of The Boulos Company and on behalf of the buyer by Joe Porta and Kimberly Veilleux of Porta & Co.

January 2022 Transactions

SALES

269 & 279 Center Street, LLC

269 & 279 Center Street, Auburn, ME

18,947± SF

Two retail buildings at 269 & 279 Center Street in Auburn were purchased as investment properties by 269 Center Street, LLC and 279 Center Street, LLC. The building at 269 Center Street is currently leased to Advance Auto Parts and the multi-tenanted building at 279 Center Street is fully occupied by Lotus Restaurant, Little Caesar's Pizza, and AT&T.

The transaction was arranged by Chris Paszyc, CCIM, SIOR of The Boulos Company.

E.F.T. Realty, LLC

1172 & 1176 Lisbon Street, Lewiston, ME

26,912± SF

E.F.T. Realty, LLC purchased from Maine Equity Holdings, LLC the multi-family property at 1172 & 1176 Lisbon Street in Lewiston as an investment property. E.F.T. Realty, LLC owns several multi-family properties in the Lewiston-Auburn market area.

The transaction was arranged on behalf of the seller by Noah Stebbins and Nick Lucas of The Boulos Company and on behalf of the buyer by Clayton Larochelle of The Fontaine Family, The Real Estate Leader.

INS Realty, LLC

275 US Route One, Cumberland Foreside, ME

16,168± SF

INS Realty, LLC purchased a 16,168± SF Class A office building as an investment property from BFTE Properties, LLC. The property is fully leased by HUB International Insurance.

The transaction was arranged by Drew Sigfridson, SIOR, and by Brice O'Connor of The Boulos Company.

Hale Trailer

967-969 Portland Road, Saco, ME

33.26± AC

[Hale Trailer](#), the largest independent trailer dealership in North America, purchased 33.26± AC of land from Roberge Construction, Inc. in Saco, Maine. This location will allow Hale Trailer to substantially increase both its building footprint and outdoor area. The transaction marks the completion of Hale's Greater Portland land search that has been ongoing since 2020.

The transaction was arranged by Drew Sigfridson, SIOR, and Joseph Italiaander of the Boulos Company.

MYA Victoria, LLC

15 Industrial Way, Atkinson, NH

4,680± SF

MYA Victoria, LLC purchased an industrial building from Wheelabrator Holdco 1, Inc. The property was sold back to the previous owner, Bay State Pods, who plans to occupy the space for this business.

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

Circle Furniture

40 Bridge Street, Portsmouth, NH

3,720± SF

[Circle Furniture](#), a third-generation, family-owned furniture retailer, purchased an office/retail condominium from Tanner Bridge Development, LLC. Circle Furniture features high-quality crafted products from local and American manufacturers. Based in Acton, the company has six stores in the Greater Boston area and a mattress store location in Middleton. The new owner plans to open its first New Hampshire store in this location.

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

Belkis Salas Jordan

140 Epping Road, Exeter, NH

17,671± SF

Belkis Salas Jordan purchased an industrial building from Exeter Real Estate Holdings, LLC. The new buyer plans on opening a gym at this location in the near future.

The transaction was arranged by Christian Stallkamp and Katherine Gemmecke of The Boulos Company.

January 2022 Transactions

Ranch Landholdings, LLC **884 Lisbon Street, Lewiston, ME** **8,825± SF**

Ranch Landholdings, LLC purchased 884 Lisbon Street in Lewiston, Maine, from Aubuchon Realty Company, Inc. as an investment property.

The transaction was arranged on behalf of the buyer by Noah Stebbins and Craig Young of The Boulos Company and on behalf of the seller by Anthony D'Ambrosia of Marcus & Millichap.

Gencor Properties, LLC **32 Broadway Street, Pittsfield, NH** **15,543± SF**

Gencor Properties, LLC purchased an industrial building from Cheticamp Holdings, LLC. The new owner purchased this property to accommodate the expansion of their [Genesan](#) operations. Genesan was founded in 2006 and is one of the leading sources of high-performance, ecological, and biotechnological cleaning products in the United States.

The transaction was arranged on behalf of the buyer by Christian Stallkamp of The Boulos Company and on behalf of the seller by Brenda Litchfield of Concord Commercial Real Estate.

CODA Products, Inc. **14 Jannell Court, Epping, NH** **9,000± SF**

[CODA Products, Inc.](#) purchased an industrial building from ALLEB Realty Company, LLC. The new owner purchased this property to relocate their Portsmouth facility to accommodate their recent growth. CODA Products develops high-performance weather seal solutions for the door and window industry. Through a close collaboration process with customers, they provide value-adding products and services.

The transaction was arranged by Christian Stallkamp and Katherine Gemmecke of The Boulos Company.

St. Clair Fellows, LLC **148 State Street, Portland, ME** **5,964± SF**

St. Clair Fellows, LLC purchased 148 State Street from NewHeight Redfern, LLC. The buyer plans to redevelop the building into housing.

This deal was arranged on behalf of the seller by Jessica Estes and John Finegan of The Boulos Company and on behalf of the buyer by David Kitchen of Better Homes & Gardens Real Estate.

Bangor Savings Bank **30 Main Street, Kennebunk, ME** **1,600± SF**

[Bangor Savings Bank](#) purchased a 1,600± SF mixed-use building in downtown Kennebunk on 30 Main Street from Coastal Maine Holdings, LLC as a new branch location.

The transaction was arranged by Brice O'Connor, Joseph Italiaander and Chris Gallagher of The Boulos Company.

Joy Real Estate of Westbrook, LLC **25 Bridgton Road, Westbrook, ME** **16.92± AC**

Joy Real Estate of Westbrook, LLC purchased the Tee 'N Tee driving range property, which consists of 16.92± acres of land and includes a 1,280± SF building from Tee 'N Tee Golf and, Inc.

The transaction was arranged by Joseph Italiaander and Chris Gallagher of The Boulos Company.

African Super Market **688-694 Forest Avenue, Portland, ME** **6,440± SF**

African Super Market purchased retail building from Coastal Realty Capital, LLC to expand their operations. They will relocate from their space at 44 Washington Avenue to the new space with the anticipation of opening by summer of 2022.

The transaction was arranged by John Finegan and Cameron Foster of The Boulos Company.

Elm City Holdings, LLC **366 Hill Street, Biddeford, ME** **1,924± SF**

Elm City Holdings, LLC purchased an office/flex building from 366 Hill Street, LLC in Biddeford.

The transaction was arranged on behalf of the seller by Katherine Gemmecke and Samantha Marinko of The Boulos Company and on behalf of the buyer by Greg Hastings of The Dunham Group.

January 2022 Transactions

Restwend, LLC

390 US Route One, Falmouth, ME

985± SF

Restwend, LLC purchased an industrial condo from Lorax, LLC at 390 US Route One in Falmouth, Maine.

The transaction was arranged by Nick Lucas of The Boulos Company.

LEASES - OFFICE

ADT Security Services

10 Manual Drive, Portland, ME

6,000± SF

[ADT Security Services](#) renewed their lease with Capital Endeavors, LLC at 10 Manual Drive in Portland, Maine. They will continue to operate out of this location until 2026.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company and Tadd Wisinski of JLL.

Spectrum Reach, LLC

One Portland Square, Portland, ME

5,919± SF

[Spectrum Reach, LLC](#) renewed their lease for five years with North River IV, LLC at One Portland Square in Portland, Maine.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR, of The Boulos Company and on behalf of the tenant by Tony McDonald, CCIM, SIOR, of The Boulos Company and Brad Davis of CBRE.

Maine Information Network, LLC

45 Commerce Center Drive, Augusta, ME

6,116± SF

[Maine Information Network, LLC](#) renewed their lease with Central Maine Commerce Center LP at 45 Commerce Center Drive in Augusta, Maine.

The transaction was arranged by Chris Paszyc, CCIM, SIOR, of The Boulos Company.

Optima Dermatology Partners

1 Hampton Road, Exeter, NH

2,360± SF

[Optima Dermatology Partners](#) leased medical office space from G.L. Rogers & Co., Inc. Optima Dermatology Partners is founded by a team of board-certified dermatologists and healthcare leaders, dedicated to medical dermatology, Mohs surgery, aesthetics, and clinical research. With practices throughout Indiana, Ohio, New Hampshire, and Maine, their family of practices include Optima Dermatology, Optima Research, Advanced Dermatology and Skin Cancer Center, The Dermatology Center of Indiana, The Indiana Clinical Trials Center, and The Indiana Skin Cancer Center.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company and on behalf of the tenant by Sean McQuade of Eastern Retail Properties.

New Mainers Staffing

189 Darling Avenue (Atlantic Place), South Portland, ME

2,205± SF

[New Mainers Staffing](#) leased 2,205± SF of office space from Atlantic Place Partners. New Mainers Staffing is an immigrant-owned and operated company that connects members of the immigrant community to local businesses looking to tap into the immigrant workforce.

The transaction was arranged by Jessica Estes and Claire Richardson of The Boulos Company.

Daigneault Family Care

1 Hampton Road, Exeter, NH

1,915± SF

[Daigneault Family Care](#), a family health care facility, leased office space from G.L. Rogers & Co., Inc. Their mission is to provide high quality, effective, and compassionate care to all. They are proud to serve their community and support all members regardless of race, religion, age, gender, identification, or sexual orientation.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company and on behalf of the tenant by Stefan Zelich of CARR Commercial Realty.

January 2022 Transactions

LEASES - RETAIL

Seacoast Kettlebell

8 Greenleaf Woods Drive, Portsmouth, NH

4,761± SF

[Seacoast Kettlebell](#) leased retail space from 8 Greenleaf Woods Drive, LLC. Seacoast Kettlebell was voted one of the Top 50 Gyms in America by Men's Fitness Magazine. They currently have a location at 25 Horne Street in Dover, NH, with 8 Greenleaf Woods Drive as their newest location.

The transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company and on behalf of the tenant by David Garvey of Garvey and Company Ltd.

Hyde Park Maine I, LLC

223 Center Street, Auburn, ME

2,360± SF

An undisclosed national quick-service restaurant leased retail space from Rancourt Associates, LLC. The tenant was looking to expand into the Auburn market and the space at 223 Center Street was a perfect fit for their needs.

The transaction was arranged by Drew Sigfridson, SIOR, and Noah Stebbins of The Boulos Company.

LEASES - INDUSTRIAL

Little Big Farm Foods

5 Forbes Road, Newmarket, NH

18,122± SF

[Little Big Farm Foods](#) leased warehouse space from Masaran Group, LLC. In the past ten years, Little Big Farm Foods has become a leader in the bake-at-home category of foods. Created with the finest ingredients, free from artificial colors, flavors, and preservatives, Little Big Farm Foods mixes are made with honest, simple ingredients. Little Big Farm Foods has become the choice of clean label baking mixes for stores across the country. Little Big Farm Foods is currently located in Portsmouth, New Hampshire, and will be relocating their operations to 5 Forbes Road to accommodate their recent growth.

The transaction was arranged on behalf of the landlord by Christian Stallkamp of The Boulos Company and on behalf of the tenant by Scott Rafferty of Open Concepts Realty.

BELFOR USA Group, Inc.

60 Gray Road, Falmouth, ME

3,630± SF

[BELFOR USA Group](#) leased industrial space from Portland North Partners, LLC and Deering Ave Associates, Inc. to expand their services into Maine. BELFOR Property Restoration is the North American leader in integrated disaster recovery and property restoration services. With more than 100 full-service offices in the U.S., they are geographically positioned to respond to almost any disaster – large or small, coast to coast. A proven track record of superior response and unmatched resources has made BELFOR the contractor of choice for damages caused by fire, water, wind, or other catastrophes.

The transaction was arranged on behalf of the landlord by Jon Rizzo of The Boulos Company and on behalf of the Tenant by Chris Craig of The Dunham Group.

Dan Kelleher Heating & Plumbing

2 Lincoln Avenue, Scarborough, ME

2,000± SF

[Dan Kelleher Heating & Plumbing](#) leased industrial space from S & C Properties, LLC at 2 Lincoln Avenue in Scarborough, Maine.

The transaction was arranged by Brice O'Connor of The Boulos Company.