



SANFORD MULTI-FAMILY PORTFOLIO

43,013± SF PURCHASED BY 56 PROPERTIES, LLC

The Boulos Company's Chris Gallagher and Joe Italiaander represented the owner in the sale of a 17-property portfolio to 56 Properties, LLC for \$3,950,000. This deal is one of Southern Maine's largest multifamily portfolio sales of the year. Over the course of six months, the Boulos team navigated many challenges and found creative solutions to bring the complex transaction to a close.

"There's continued demand for multifamily housing in Southern Maine," said Joe Italiaander, "especially for deals that offer economies of scale. Given the statewide shortage of quality rental housing, tertiary markets like Sanford present an attractive opportunity for investors."

The portfolio contains a 49-unit mix of fair market and subsidized apartments. 56 Properties, LLC is an out-of-state group specializing in multifamily housing.

The transaction was arranged on behalf of the seller by Joseph Italiaander and Chris Gallagher of The Boulos Company and on behalf of the buyer by Greg Perry of Compass Commercial Brokers.



16 AMAROSA DRIVE, ROCHESTER, NH

16,800± SF PURCHASED BY SIG SAUER REAL ESTATE, INC.

Sig Sauer Real Estate, Inc. purchased the two-building, four-unit investment opportunity directly off Route 125 in Rochester, NH, from Amarosa Industrial Park, LLC. The property is conveniently located close to the Spaulding Turnpike and the Maine border. This strategic acquisition abuts Sig Sauer's large warehousing/manufacturing facility and will help with their projected future growth.

The transaction was arranged on behalf of the buyer by Kent White and Caitlin Burke and on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company.



23 & 25 BRIDGTON ROAD, WESTBROOK, ME

7,000± SF PURCHASED BY JOY REAL ESTATE OF WESTBROOK, LLC

Joy Real Estate of Westbrook, LLC purchased a 7,000± SF office building and a 1,280± SF retail building on 18.27± AC from TOT Associates, LLC for a total of \$1,809,120. The properties closed in two transactions – 25 Bridgton Road closed at the end of 2021, and 23 Bridgton Road closed in late April 2022. The properties were owned by one family for multiple generations. The buyer purchased the property as an investment due to its flexibility, location, and wide range of potential uses.

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

May 2022 Transactions

SALES

Lawrence Springer

366 Main Street, Orono, ME

157.80± AC

Lawrence Springer purchased the Penobscot Valley Country Club property consisting of 157.80± acres of land from Penobscot Valley, LLC in Orono, Maine. Current management will continue to operate the golf course.

The transaction was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR, of The Boulos Company and Mike Carey of Tranzon Auction Properties and on behalf of the buyer by Robert Baldacci of F.O. Bailey Real Estate.

3LB1, LLC

12 Newmarch Street, Kittery, ME

4,568± SF

3LB1, LLC purchased from Professional Resource Development, Inc. a 4,568± SF medical building as an investment property which is located in Kittery, Maine.

The transaction was arranged on behalf of the buyer by Katherine Gemmecke and John Finegan of The Boulos Company and on behalf of the seller by Chris Erikson, Esq. of The Aland Realty Group.

M&R Holdings, LLC

0 Payne Road, Scarborough, ME

15.97± AC

M&R Holdings, LLC purchased 15.97± acres of land in Scarborough from Barbara Farrington (and/or assigns).

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR, and Jon Rizzo of The Boulos Company and on behalf of the seller by Kevin Fletcher of Keller Williams Realty.

Joy Real Estate of Topsham II, LLC

133 Topsham Fair Mall Road, Topsham, ME

0.73± AC

Joy Real Estate of Topsham II, LLC purchased a 0.73± AC pad site from Dakota Bear Properties, LLC.

The transaction was arranged on behalf of buyer by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the seller by John Doyon of Malone Commercial Brokers.

Jessica and Stephan Cowan

1250 Forest Avenue, Portland, ME

2,833± SF

Jessica and Stephan Cowan purchased a 2,833± SF office condo from PMR Realty, LLC.

The transaction was arranged on behalf of the seller by John Finegan and Claire Richardson of The Boulos Company and on behalf of the buyer by Sarah Hipple of Vitalius Real Estate Group.

Neil and Patricia Mallet

1 North Street, Dover-Foxcroft, ME

1,200± SF

Neil and Patricia Mallet, of [Mallett Real Estate](#), purchased a 1,200± SF retail building in Dover-Foxcroft from C.N. Brown Company.

The transaction was arranged on behalf of the seller by Derek Miller and Nick Lucas of The Boulos Company and on behalf of the buyer by Neil Mallet of Neil Mallett Real Estate.

LEASES - OFFICE

Kennebec Pharmacy and Home Care, LLC

14 Gabriel Drive, Augusta, ME

10,000± SF

[Kennebec Pharmacy and Home Care, LLC](#) subleased 10,000± SF of office space from sub-landlord TRC Environmental Corporation in Augusta.

The transaction was arranged by Chris Paszyc, CCIM, SIOR, and Matt Pufunt of Jones Lang LaSalle.

May 2022 Transactions

Loureiro Engineering Associates, Inc. 112 Corporate Drive, Portsmouth, NH 8,000± SF

[Loureiro Engineering Associates, Inc.](#) leased 8,000± SF of office space from Pioneer New Hampshire, LLC.

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 Choate of Colliers International.

Combined Management 10 Falcon Road, Lewiston, ME 7,710± SF

[Combined Management](#) leased 7,710± SF of office space from Lewiston Properties, LLC.

The transaction was arranged on behalf of the tenant by Jessica Estes and Claire Richardson of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Company.

State of Maine - Department of Corrections 198 Main Street, Lewiston, ME 6,640± SF

[State of Maine - Department of Corrections](#) leased 6,640± SF of office space from Rubicon-Lewiston Holdings.

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

Gideon Asen Law Firm 95 Main Street, Auburn, ME 3,810± SF

[Gideon Asen Law Firm](#) leased 3,810± SF of office space in Auburn from Robco Properties, LLC.

The transaction was arranged on behalf of the tenant by John Finegan and Claire Richardson of The Boulos Company and on behalf of the landlord by Tim Millet of Porta & Company.

The Wellness Solution, LLC 256 US Route One, Falmouth, ME 2,820± SF

[The Wellness Solution, LLC](#) leased 2,820± SF of medical/office space from J.B. Brown and Sons.

The transaction was arranged on behalf of the tenant by Claire Richardson and Jessica Estes of The Boulos Company and on behalf of the landlord by Katie Allen of The Dunham Group.

Robert Half International, Inc. 100 Middle Street, Portland, ME 2,123± SF

Robert Half International Inc. renewed their office lease from Albany Road Real Estate Partners.

The transaction was arranged on behalf of the landlord by Nate Stevens and Tony McDonald, CCIM, SIOR, of The Boulos Company and on behalf of the tenant by Mike Nelson of JLL Commercial Real Estate.

Lucas Enterprises, Inc. 152 US Route One, Scarborough, ME 1,461± SF

Lucas Enterprises, Inc., the parent company of [Aging Excellence](#), leased 1,461± SF of office space from Pepperell Commons, LLC.

The transaction was arranged on behalf of the tenant by Sasha Bogdanovics of The Boulos Company and on behalf of the landlord by Andrew Ingalls of Malone Commercial Brokers.

LEASES - RETAIL

Vitamin Shoppe Industries, LLC 335 Main Mall Road, South Portland, ME 3,345± SF

[Vitamin Shoppe Industries, LLC](#) renewed its lease with 335 MMR Development, LLC and Who Is John Galt, LLC. The Vitamin Shoppe carries an assortment of high-quality, cutting-edge supplements, proteins, healthy weight support, aromatherapy, herbs, superfoods, natural beauty products, and more.

The transaction was arranged by Greg Boulos of The Boulos Company.

May 2022 Transactions

Maine State Credit Union 25 Portland Road, Gray, ME 2,700± SF

[Maine State Credit Union](#) subleased 2,700± SF of retail space from Poch Properties, LLC.

The transaction was arranged by Joseph Italiaander and Jon Rizzo of The Boulos Company and Adam Hill of JLL Commercial Real Estate.

Greene Street Holdings Maine, LLC 1364-1372 Congress Street, Portland, ME 1,861± SF

Greene Street Holdings Maine, LLC leased 1,861± SF of retail space in the Westgate Shopping Center from CP Westgate, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Frank Carr and Josh Soley of Maine Realty Advisors.

Medical Home Care Services, Inc. 11 Bowdoin Mill Island, Topsham, ME 1,432± SF

[Medical Home Care Services, Inc.](#) leased 1,432± SF of retail space from Bowdoin Mill Associates, LLC.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Jennifer Small and Luke Malone of Malone Commercial Brokers.

Portland Smoke and Vape, Inc. 89-91 Larrabee Road, Westbrook, ME 1,400± SF

[Portland Smoke and Vape, Inc.](#) leased 1,400± SF of retail space from Shoemaker, LLC.

The transaction was arranged on behalf of the tenant by Samantha Marinko and Greg Boulos and on behalf of the landlord by Brice O'Connor of The Boulos Company.

Kelsey Morton 740 Broadway, South Portland, ME 1,229± SF

Kelsey Morton leased 1,229± SF of retail space from WillCo, LLC in South Portland.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Andrew Ingalls of Malone Commercial Brokers.

Toad&Co. 15 School Street, Freeport, ME 1,200± SF

[Toad&Co.](#) leased 1,200± SF of retail space from Comet 13, LLC.

The transaction was arranged on behalf of the landlord by Sasha Bogdanovics and on behalf of the tenant by Nate Stevens of The Boulos Company.

LEASES - INDUSTRIAL

Atlantic Hardwoods, Inc. 151 St. John Street, Portland, ME 31,718± SF

[Atlantic Hardwoods, Inc.](#) subleased 31,718± SF of industrial space from sub-landlord Greater Portland Transit District.

The transaction was arranged on behalf of the sub-landlord by Drew Sigfridson, SIOR and Claire Richardson of The Boulos Company and on behalf of the sub-tenant by Greg Hastings of The Dunham Group.

Orion Ropeworks, LLC 650 River Ave, South Gardiner, ME 30,000± SF

[Orion Ropeworks, LLC](#) leased 30,000± SF of industrial space in South Gardiner from 650 River, LLC.

The transaction was arranged on behalf of the tenant by Jon Rizzo of The Boulos Company and on behalf of the landlord by Sam LeGeyt of The Dunham Group.

May 2022 Transactions

Kullson Engineered Technologies, Inc.

10 Gould Street, Lewiston, ME

12,800± SF

Kullson Engineered Technologies, Inc. leased 12,800± SF of industrial space from 10 Gould Street, LLC.

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

Otter Creek Homes

198 Lafayette Road, North Hampton, NH

2,334± SF

[Otter Creek Homes](#) leased 2,334± SF of industrial/warehouse space in North Hampton, NH, from Sabbia, LLC.

The transaction was arranged on behalf of the tenant by Caitlin Burke and Kent White of The Boulos Company and on behalf of the landlord by Abby Mournault of Colliers International.

