



### 100 DOMAIN DRIVE, EXETER, NH

263,486±SF PURCHASED BY TORRINGTON PROPERTIES, INC.

In one of the largest transactions in recent years, 100 Domain Drive in Exeter, New Hampshire, was sold to Torrington Properties, Inc. by 100 Domain Drive DD & EI, LLC for \$46.9 million. Torrington Properties is a vertically integrated real estate investment, development, and management company based in Boston, Durham, and New Hampshire.

The property is a 263,486± SF Class A office building and warehouse off Route 101 and offers an on-site gym and locker rooms for tenants, along with a food vendor serving breakfast and lunch.

Several factors, including the building quality, tenant mix, and proximity to I-95 as well as the Boston suburbs, made 100 Domain Drive a great fit for their portfolio. Torrington will continue to operate the property as one of the premier Class A buildings in the Seacoast area.

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



### 21 NORTHWESTERN DRIVE, SALEM, NH

100,450±SF PURCHASED BY FF 21 NORTHWESTERN, LLC

In an off-market transaction, FF 21 Northwestern, LLC acquired 21 Northwestern Drive from Dennesen Industrial, LLC for \$14.9 million. The property consists of a 100,450± SF industrial/flex building on a 15.26± acre parcel of land and is 100% occupied by four tenants.

The transaction was arranged by Chris Healey of The Boulos Company.



### 14 GABRIEL DRIVE & 249 WESTERN AVE, AUGUSTA, ME

48,000±SF PURCHASED BY RSP AUGUSTA 1, LLC

RSP Augusta 1, LLC purchased from JMK Properties a two-building office investment portfolio for \$4.8 million using proceeds from a 1031 exchange. 14 Gabriel Drive consists of 20,000± SF and 249 Western Ave consists of 28,000± SF. The portfolio is fully leased to TRC Engineers, LLC.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR, of The Boulos Company and on behalf of the buyer by Josh Soley of Maine Realty Advisors.



# August 2022 Transactions

## SALES

**The Jeffersonian, LLC** **40 Waterville Commons Drive, Waterville, ME** **23,748± SF**

The Jeffersonian, LLC purchased a 23,748± SF fully leased retail building on 2.36± acres from West Grove Road, LLC for \$2,650,000 using proceeds from a 1031 exchange. The current tenant, Staples, recently signed a multi-year lease renewal.

The transaction was arranged on behalf of the seller by Derek Miller and on behalf of the buyer by Chris Gallagher and Joseph Italiaander of The Boulos Company.

**CSQ Realty, LLC** **404 Islington Street, Portsmouth, NH** **5,615± SF**

CSQ Realty, LLC purchased the iconic Martin Hill Inn in New Hampshire from 404 Islington Street, LLC for \$1,940,000.

The transaction was arranged on behalf of the buyer by Christian Stallkamp of The Boulos Company and on behalf of the seller by Kirstin Stallkamp and Brad Boisvert of Seacoast Realty Partners.

**39 Limerick Road, LLC** **39 Limerick Road, Arundel, ME** **11,640± SF**

39 Limerick Road, LLC purchased an 11,640± SF office building from Palmer Real Estate, LLC as part of a 1031 exchange. The property is fully occupied and anchored by Child Development Services, among other tenants.

The transaction was arranged on behalf of the buyer by Joseph Italiaander and Chris Gallagher of The Boulos Company and on behalf of the seller by Mike Anderson of Malone Commercial Brokers.

**D&G Development, LLC** **878 Brunswick Avenue, Gardiner, ME** **14,100± SF**

D&G Development, LLC purchased a 133-unit self-storage facility on 2.20± acres of land in Gardiner from CL Real Estate Holdings in an off-market transaction.

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

**A.B.L. Roofing** **196 Wiscasset Road, Pittston, ME** **2,560± SF**

[A.B.L. Roofing & Construction](#) purchased a 2,560± SF retail/office building from Duane & Sandra Tobey to use as their new headquarters. A.B.L. Roofing was established in 2018 and provides roofing services to the greater West Gardiner area.

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

## LEASES - OFFICE

**Skillsings, Shaw, and Associates, Inc.** **46 Wrights Landing, Auburn, ME** **5,640± SF**

[Skillsings, Shaw, and Associates, Inc.](#) leased office space at 46 Wrights Landing in Auburn from Giles Property Management, LLC. The tenant views this new construction building as the perfect place for their new headquarters.

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

**Island Institute for Trauma Recovery, LLC** **199 Main Street, Saco, ME** **3,750± SF**

[Island Institute for Trauma Recover, LLC](#) leased 3,750± SF of office space at 199 Main Street in Saco from JBRI. Island Institute for Trauma Recovery is a small group practice created around a shared philosophy for working with complex trauma.

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko of The Boulos Company and on behalf of the tenant by Robert Tragemann of Colliers International.

# August 2022 Transactions

**Loam Bio, LLC** **35 Foden Road, South Portland, ME** **3,440± SF**

[Loam Bio, LLC](#) leased 3,440± SF of lab space in South Portland from 35 Foden Road, LLC. Loam Bio is working to put agriculture at the forefront of addressing climate change by inoculating crops with symbiotic microbial fungi that boosts a plant's natural ability to sequester carbon in the soil they grow in.

The transaction was arranged on behalf of the tenant by Sasha Bogdanovics and Jon Rizzo of The Boulos Company and on behalf of the landlord by Justin Lamontagne of The Dunham Group.

**Realtime Utility Engineers, Inc.** **Pineland Center, Durham Hall, New Gloucester, ME** **3,309± SF**

[Realtime Utility Engineers, Inc.](#) will be expanding their existing office space by leasing an additional 3,309± SF at the Pineland Center in New Gloucester from the October Corporation.

The transaction was arranged by Claire Richardson of The Boulos Company.

**Technical Consultants, Inc.** **110 Corporate Drive, Portsmouth, NH** **2,835± SF**

Technical Consultants, Inc. leased 2,835± SF of office space from landlord Pioneer New Hampshire, LLC.

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

**Androscoggin Bank** **100 Middle Street, Portland, ME** **2,490± SF**

Androscoggin Bank subleased 2,490± SF office space on the third floor at 100 Middle Street in Portland from sub-landlord BerryDunn.

The transaction was arranged on behalf of the sub-landlord by Jessica Estes and Chris Paszyc, CCIM, SIOR, of The Boulos Company and on behalf of the subtenant by Katie Allen Breggia and Tom Moulton of The Dunham Group.

**Androscoggin Bank** **100 Middle Street, Portland, ME** **2,490± SF**

Androscoggin Bank leased 2,490± SF of office space on the second floor at 100 Middle Street from Albany Road Real Estate Partners.

The transaction was arranged on behalf of the landlord by Tony McDonald, CCIM, SIOR, and Nate Stevens of The Boulos Company and on behalf of the tenant by Katie Allen of The Dunham Group.

**Back to Basics Behavioral Health Services, Inc.** **68 Main Street, Kennebunk, ME** **2,464± SF**

[Back to Basics Behavioral Health Services, Inc.](#) leased 2,464± SF of office space from Park Square Property, LLC. Back to Basics Behavioral Health provides caring, competent, reliable, treatment-plan-focused in-home support to children with cognitive limitations and their families.

The transaction was arranged by John Finegan and Sasha Bogdanovics of The Boulos Company.

**Hanger Prosthetics and Orthotics** **24 Stone Street, Augusta, ME** **2,200± SF**

[Hanger Prosthetics and Orthotics](#) renewed its office lease at 24 Stone Street in Augusta from Compass Augusta Office, LLC.

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the tenant by Brian Hetherington of Cushman & Wakefield.

**Elite Cameron, Inc.** **190 Riverside Street, Portland, ME** **1,420± SF**

[Elite Cameron, Inc.](#) leased 1,420± SF of office space from Bounty Development, LLC in the now fully leased office complex located at 190 Riverside Street in Portland. Elite Cameron is a manufacturer of slitting, hot melt coating, laminating, and core cutting machinery.

The transaction was arranged by Greg Boulos and Samantha Marinko of The Boulos Company.



# August 2022 Transactions

**LoanDepot** 50-72 Main Street, Park Square, Kennebunk, ME 903± SF

LoanDepot leased office space in Kennebunk from landlord Park Square Property, LLC. LoanDepot is a holding company that sells mortgage and non-mortgage lending products. This is its first office in Kennebunk.

The transaction was arranged on behalf of the landlord by Sasha Bogdanovics and John Finegan of The Boulos Company and on behalf of the tenant by Suzanne McKechnie of Investcomm Commercial Group.

**Big Country Built, LLC** Pineland Center, Auburn Hall, New Gloucester, ME 352± SF

Big Country Built, LLC leased office space at the Pineland Center in New Gloucester from landlord October Corporation. Big Country Built was founded in 2015 and is a full-service custom-building company dedicated to improving lives in the community by building quality homes that families can enjoy for generations.

The transaction was arranged by Claire Richardson of The Boulos Company.

**Dhigane Transportation Company, LLC** 650 Main Street, South Portland, ME 276± SF

Dhigane Transportation Company, LLC leased 276± SF of office space from 650 Main, LLC.

The transaction was arranged by Claire Richardson of The Boulos Company.

## LEASES - RETAIL

**McDonald's** 632 Broadway, Bangor, ME 6,673± SF

McDonald's signed a 20-year lease renewal for its space at 632 Broadway in Bangor with landlord MFCJr, LLC. McDonald's has occupied this space since 1963.

The transaction was arranged by Tony McDonald, CCIM, SIOR, and Joseph Italiaander of The Boulos Company.

**Chickadee Toddler Care & Preschool** 209 Western Avenue, South Portland, ME 4,100± SF

[Chickadee Toddler Care & Preschool](#) will be expanding its business in South Portland by leasing 4,100± SF of retail space from Raphael Limited Partnership. Chickadee offers programs that are tailored to meeting the unique needs of each child in supporting cognitive development by fostering independence, access to the arts, imagination, and elements of nature.

The transaction was arranged by Greg Boulos and Samantha Marinko of The Boulos Company.

**The Blazin Ace, LLC** 432-434 Fore Street, Portland, ME 1,500± SF

[The Blazin Ace, LLC](#) renewed its lease of 1,500± SF of retail space with Terrapin Properties, LLC. They have occupied this space since 2009.

The transaction was arranged by Nate Stevens of The Boulos Company.

## LEASES - INDUSTRIAL

**Temco Logistics** Sabana Gardens Industrial Park, Carolina, Puerto Rico 66,928± SF

[Temco Logistics](#) leased 66,928± SF of industrial space from MTPR Warehouse Sabana Gardens, LLC. Temco Logistics is based out of Pomona, California, and is a premier white glove solutions provider delivering and installing home goods since 1968. Temco Logistics is expanding its footprint around the country.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR, of The Boulos Company and on behalf of the landlord by Ryan Christiansen of Christiansen Commercial Real Estate.

# August 2022 Transactions

**Temco Logistics** **450 Murray Hill Parkway, East Rutherford, NJ** **57,057± SF**

[Temco Logistics](#) leased 57,057± SF of industrial space from 450 Murray Hill Corp.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Scott K. Perkins of NAI James E. Hanson.

**Temco Logistics** **6901 Pan American Place NE, Albuquerque, NM** **42,935± SF**

[Temco Logistics](#) leased 42,935± SF of industrial space from Starline Properties, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Erick Johnson of Johnson Commercial Real Estate.

**Temco Logistics** **9250 East Evergreen Street, Strafford, MO** **35,000± SF**

[Temco Logistics](#) leased 35,000± SF of industrial space from E Evergreen Strafford MO, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Jeff Childs of SVN | Rankin Company, LLC.

**Temco Logistics** **14141 Airline Highway, Baton Rouge, LA** **23,040± SF**

[Temco Logistics](#) leased 23,040± SF of industrial space from St. John Properties LA, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Jeff Wilke of NAI Latter & Blum.

**Temco Logistics** **3770 Bullard Street, Jackson, MS** **22,500± SF**

[Temco Logistics](#) leased 22,500± SF of industrial space from UCR Properties, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Grant Ridgway of CBRE.

**Temco Logistics** **3425 S. Pacific Highway, Medford, OR** **19,000± SF**

[Temco Logistics](#) leased 19,000± SF of industrial space from Coast Aluminum, Inc.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord Dan Slevin of Capacity Commercial.

**Temco Logistics** **107 Catamount Drive, Milton, VT** **17,000± SF**

[Temco Logistics](#) leased 17,000± SF of industrial space from Toxic Lolli, LLC.

The transaction was arranged on behalf of the tenant by Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the landlord by John Beal of VT Commercial

**Grove Collaborative** **160 Presumpscot Street, Portland, ME** **10,000± SF**

[Grove Collaborative](#) leased 10,000± SF of industrial/warehouse space from SJ Bruni, LLC. Grove Collaborative creates and curates 150+ sustainable, high-performing household cleaning products and will use this space to expand its photography and videography studio.

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