



TRANSACTION REPORT
APRIL 2025

34
TRANSACTIONS

90,847± SF
LEASED

\$21.7M+
SOLD

RANGING IN SIZE
FROM A 648± SF LEASE
TO A \$6M SALE*

**This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



123 DARLING AVENUE, SOUTH PORTLAND, ME

Building Size: 58,902± SF
Property Type: Office Building
Price: \$6,000,000
Buyer: SRC Properties, LLC
Seller: Darling Avenue Realty, LLC

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Reese McFarlane of The Boulos Company and on behalf of the buyer by Kirk Butterfield of KW Commercial.



**174 CASH STREET
SOUTH PORTLAND, ME**

Building Size: 34,421± SF
Property Type: Industrial Building
Price: \$4,500,000
Buyer: [MDA Cash Street, LLC](#)
Seller: Sea Bags, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Tony McDonald, CCIM, SIOR of The Boulos Company and on behalf of the buyer by Noah Stebbins of The Boulos Company.



**40 BRADLEY DRIVE
WESTBROOK, ME**

Building Size: 18,000± SF
Property Type: Industrial Building
Price: \$2,917,450
Buyer: JNJ Associates, LLC
Seller: BSGW, LLC

The transaction was arranged by Derek Miller of The Boulos Company.



SALES

89-91 LARRABEE ROAD, WESTBROOK, ME

Size: 11,776± SF
Property Type: Office/Retail Building
Price: \$1,630,000
Buyer: L-Bee Holdings, LLC
Seller: Shoemaker, LLC

The transaction was arranged on behalf of the buyer by Jon Rizzo, SIOR of The Boulos Company and on behalf of the seller by Brice O'Connor of The Boulos Company.

6 OCEAN AVENUE, KENNEBUNKPORT, ME

Size: 1,693± SF
Property Type: Retail Building
Price: \$1,415,000
Buyer: [S&L of Old Orchard Beach, LLC](#)
Seller: Mountain Tops Inc.

The transaction was arranged on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the buyer by Dan Roche of Kennebunk Beach Realty.

16 CONGRESS STREET, PORTSMOUTH, NH

Unit Size: 1,399± SF
Property Type: Retail Condo
Price: \$1,200,000
Buyer: Perry Silverstein Revocable Trust of 2001
Seller: Undisclosed

The transaction was arranged on behalf of the buyer by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the seller by Jane James of RE/MAX Shoreline.

106-120 PREBLE STREET, PORTLAND, ME

Size: 4,424± SF
Property Type: Retail Portfolio
Price: \$1,000,000
Buyer: Joy Real Estate of Portland III, LLC
Seller: 114 Preble Block, LLC

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

471-473 WILSON STREET, BREWER, ME

Size: 3,100± SF
Property Type: Retail Building
Price: \$850,000
Buyer: TK Properties, Inc.
Seller: ENI 471 Wilson Street, LLC

The transaction was arranged by Drew Sigfridson, SIOR and Roy Donnelly of The Boulos Company and Chris Everest of Nordlund Associates.

1135 BRAGDON ROAD, WELLS, ME

Lot Size: 6.07± AC
Property Type: 13-Lot Mobile Home Park
Price: \$785,000
Buyer: 1135 Bragdon Road, LLC
Seller: Lahey Industries, LLC

The transaction was arranged by Derek Miller of The Boulos Company.

387 COMMERCIAL STREET, PORTLAND, ME

Unit Size: 1,690± SF
Property Type: Retail Condo
Price: \$597,000
Buyer: [383 Commercial St., LLC](#)
Seller: DPD Lot 3, LLC

The transaction was arranged on behalf of the buyer by Brice O'Connor of The Boulos Company and Bradey Sheldon of FranReal, LLC and on behalf of the seller by Jennifer Small of Malone Commercial Brokers.

19 INDUSTRIAL DRIVE, EXETER, NH

Lot Size: 1.81± AC
Property Type: Land Parcel
Price: \$450,000
Buyer: [Sig Sauer Real Estate, Inc.](#)
Seller: CKT & Associates

The transaction was arranged on behalf of the buyer by Kent White and Caitlin Burke of The Boulos Company.



SALES

15 PAYNE ROAD, ROCKLAND, ME

Size: 3,412± SF

Price: \$250,000

Property Type: Office

Buyer: [AJR Roofing Inc.](#)

Seller: Blueberry Broadcasting, LLC

The transaction was arranged by Roy Donnelly of The Boulos Company.

0 ROXMONT ROAD, ME

Size: 2.38± AC

Price: \$185,000

Property Type: Land Parcel

Buyer: CEM Construction

Seller: H. Allen & Sally C. Fernald

The transaction was arranged by Roy Donnelly of The Boulos Company.

15 ACADEMY STREET, AUBURN, ME & 261 MAIN STREET, AUBURN, ME

Size: 1.30± AC

Price: Undisclosed

Property Type: Land Parcel

Buyer: Auburn Town Center Apartments, LLC

Seller: City of Auburn

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

LEASE - OFFICE

55 CONGRESS AVENUE, BATH, ME

Size: 7,743± SF

Property Type: Office

Lessee: Bio-Medical Applications of Maine, Inc.

Lessor: FRP Holdings Bath, LLC

The transaction was arranged by Jon Rizzo, SIOR of The Boulos Company and Mike Farrell of Cresa Boston.

100 MIDDLE STREET, PORTLAND, ME

Size: 5,498± SF

Property Type: Office

Lessee: [Eaton Peabody, P.A.](#)

Lessor: Albany Road-Portland, LLC

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 Josh Soley of CORE Firms.



LEASE - OFFICE

2000 ODLIN ROAD, HERMON, ME

Size: 5,400± SF

Property Type: Office

Lessee: [State of Maine - Dept. of Administrative & Financial Services](#)

Lessor: AD-BC, LLC

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

200 US ROUTE ONE, SCARBOROUGH, ME

Size: 4,631± SF

Property Type: Office

Lessee: [ChappyWrap, LLC](#)

Lessor: Centervale Route One, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company and on behalf of the landlord by Claire Richardson of The Boulos Company.

1685 CONGRESS STREET, PORTLAND, ME

Size: 2,700± SF

Property Type: Office

Lessee: [Risk Placement Services, Inc.](#)

Lessor: 1685 Congress Street, LLC

The transaction was arranged on behalf of the tenant by Samantha Marinko of The Boulos Company and Robert Weber of CBRE and on behalf of the landlord by John Doyon of Malone Commercial Brokers.

202 LARRABEE ROAD, WESTBROOK, ME

Size: 2,506± SF

Property Type: Office

Lessee: [Maine Strong Physical Therapy, PA](#)

Lessor: 202 Larrabee Road, LLC

The transaction was arranged on behalf of the tenant by Samantha Marinko of The Boulos Company and on behalf of the landlord by Stave Baumann and Jack Baumann of Company Commercial Brokers.

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 1,970± SF

Property Type: Office

Lessee: [CH MH Services \(ME\), LLC](#)

Lessor: October Corporation

The transaction was arranged by Reese McFarlane of The Boulos Company.

787 MAIN STREET, MONMOUTH, ME

Size: 1,944± SF

Property Type: Office

Lessee: [Maine School Solutions, LLC](#)

Lessor: Monmouth Crossing, LLC

The transaction was arranged by Sasha Phillips and Nate Roop of The Boulos Company.

16 STATION AVENUE, BRUNSWICK, ME

Size: 1,888± SF

Property Type: Office

Lessee: [Omnisc Data, Inc.](#)

Lessor: WFF Brunswick Owner, LLC

The transaction was arranged by Drew Sigfridson, SIOR and Claire Richardson of The Boulos Company.

78 EMERY LANE, STRATHAM, NH

Size: 1,737± SF

Property Type: Office

Lessee: [Milestones Financial Planning, LLC](#)

Lessor: Copeland and Margaret Draper

The transaction was arranged by on behalf of the landlord by Caitlin Burke of The Boulos Company and on behalf of the seller by Dennis Dancoes of Cushman & Wakefield.



LEASE - OFFICE

619 BRIGHTON AVENUE, PORTLAND, ME

Size: 1,550± SF

Property Type: Office

Lessee: [Maine Foot & Ankle Specialists](#)

Lessor: Dobkowski Birsen, LLC

The transaction was arranged on behalf of the landlord by Sasha Phillips and Nate Roop of The Boulos Company and on behalf of the tenant by Alex Pirceli of Keller Williams Realty.

3 HARTLEY STREET, LEWISTON, ME

Size: 1,187± SF

Property Type: Office

Lessee: [NorDX](#)

Lessor: Golden Arches, LLC

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

360 US ROUTE ONE, SCARBOROUGH, ME

Size: 1,491± SF

Property Type: Office

Lessee: [Pathways of Maine, LLC](#)

Lessor: Willowdale 360, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Joseph Atwood of The Dunham Group.

LEASE - RETAIL

180 WATERMAN DRIVE, SOUTH PORTLAND, ME

Size: 6,844± SF

Property Type: Retail

Lessee: [The Barkery Dog Bar, LLC](#)

Lessor: Mill Creek Realty Limited Partners

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Arden Stuckey of Keller Williams Realty.

28 EXCHANGE STREET, PORTLAND, ME

Size: 1,000± SF

Property Type: Retail

Lessee: [Lazy Sun](#)

Lessor: 30 Exchange Street, LLC

The transaction was arranged on behalf of the tenant by Samantha Marinko of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Company.

1 BAYSIDE ROAD, GREENLAND, NH

Size: 2,670± SF

Property Type: Retail

Lessee: [Limitless Fitness Seacoast, LLC](#)

Lessor: One Bayside Storage, LLC

The transaction was arranged by Katherine Gemmecke of The Boulos Company.

174 US ROUTE ONE, SCARBOROUGH, ME

Size: 648± SF

Property Type: Retail

Lessee: [Living Thread, LLC](#)

Lessor: NG 168, LLC

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



LEASE - INDUSTRIAL

40 BRADLEY DRIVE, WESTBROOK, ME

Size: 18,000± SF

Property Type: Industrial

Lessee: [York International Corporation](#)

Lessor: JNJ Associates, LLC

The transaction was arranged by Cameron Foster of The Boulos Company.

62 PARK DRIVE, TOPSHAM, ME

Size: 16,440± SF

Property Type: Industrial

Sublessee: [The Talaria Company, LLC d/b/a Hinckley Yachts](#)

Sublessor: 62 Park Drive, LLC

The transaction was arranged by Roy Donnelly of The Boulos Company and John Beal of VT Commercial.

1506 STATE STREET, VEAZIE, ME

Size: 5,000± SF

Property Type: Industrial

Lessee: [Fastenal Company](#)

Lessor: Sky Villa, LLC

The transaction was arranged by Nick Lucas and Roy Donnelly of The Boulos Company.

