



TRANSACTION REPORT MAY 2025

28
TRANSACTIONS

33,658± SF
LEASED

\$17.6M+
SOLD

RANGING IN SIZE
FROM A 678± SF LEASE
TO A \$7.2M SALE*

**This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



75 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, ME

Building Size: 47,336± SF
Property Type: Industrial Building
Price: \$7,230,000
Buyer: Camp Commercial Real Estate, LLC
Seller: 75 Pine Tree, 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 Syllas Hatch of The Dunham Group.



1292 HAMMOND STREET BANGOR, ME

Building Size: 22,000± SF
Property Type: Industrial Building
Price: \$2,550,000
Buyer: GST Hammond, LLC
Seller: Dovesco, LLC

The transaction was arranged on behalf of the buyer by Chris Paszyc, CCIM, SIOR, of The Boulos Company and on behalf of the seller by TC Haffenreffer and Syllas Hatch of The Dunham Group.



5 CHAPEL STREET NEWMARKET, NH

Building Size: 6,885± SF
Property Type: Multi-family Building
Price: \$2,375,000
Buyer: Bear Group Properties, LLC
Seller: CC 5 Chapel Street Newmarket, LLC

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



SALES

180 CROSBY ROAD, DOVER, NH

Size: 26,818± SF

Property Type: Industrial Building

Price: \$2,000,000

Buyer: Crosby 180, LLC

Seller: 180 Crosby Road, LLC

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 Abby Bachman and David Choate of Colliers International.

448 COTTAGE ROAD, SOUTH PORTLAND, ME

Size: 4,433± SF

Property Type: Restaurant Building

Price: \$900,000

Buyer: 4 Reamers, LLC

Seller: Cottage 448, 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 Victor Chau of Berkshire Hathaway HomeService Verani Realty.

5 WARD STREET, SCARBOROUGH, ME

Unit Size: 2,654± SF

Property Type: Office Building

Price: \$635,000

Buyer: [BW Industries, LLC](#)

Seller: JXH, LLC

The transaction was arranged on behalf of the seller by Craig Young, CCIM and Sasha Phillips of The Boulos Company and on behalf of the buyer by Noah Stebbins of The Boulos Company.

282 CORPORATE DRIVE, PORTSMOUTH, NH

Building Size: 15,207± SF

Property Type: Ground Lease For Office Building

Price: \$450,000

Buyer: [Port City Air, Inc.](#)

Seller: Shaines & McEachern, PA

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

5 WEBSTER STREET, BRUNSWICK, ME

Size: 1,394± SF

Property Type: Retail Building

Price: \$390,000

Buyer: Kodiak Acquisitions, LLC

Seller: Blue Hubbard, LLC

The transaction was arranged on behalf of the buyer by Derek Miller and Nick Lucas of The Boulos Company and on behalf of the seller by Syllas Hatch of The Dunham Group.

211 CENTER ROAD, FAIRFIELD, ME

Lot Size: 3.11± AC

Property Type: Land Parcel

Price: \$366,400

Buyer: [Calito Development Group, LLC](#)

Seller: Keel & Rudder, LLC

The transaction was arranged on behalf of the seller by Derek Miller of The Boulos Company and on behalf of the buyer by Michael Alberico of Atlantic Retail Properties.



SALES

370 MAIN STREET, JAY, ME

Size: 4,110± SF

Price: \$320,000

Property Type: Retail Building

Buyer: [Spruce N Shine, LLC](#)

Seller: Jody Therrien

The transaction was arranged on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company.

O CLARK STREET, THOMASTON, ME

Lot Size: 10.20± AC

Price: \$130,000

Property Type: Land Parcel

Buyer: Dev Properties, LLC

Seller: Sandra A. Wilson & Paul G. Wilson

The transaction was arranged on behalf of the buyer by Roy Donnelly of The Boulos Company and on behalf of the seller by Jaculin Gasser of ERA Dawson Bradford.

280 PORTLAND STREET, ST. JOHNSBURY, VT

Size: 1,500± SF

Price: \$300,000

Property Type: Retail Building

Buyer: ARP 12, LLC

Seller: C.N. Brown Company

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

LEASE - OFFICE

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 3,924± SF

Property Type: Office

Lessee: [Evergreen Behavioral Health, LLC](#)

Lessor: Second Portland Limited Partnership

The transaction was arranged by Craig Young, CCIM and Nate Roop of The Boulos Company.

324 CUMMINGS ROAD, SOUTH PORTLAND, ME

Size: 3,271± SF

Property Type: Office

Lessee: [Cianbro Corporation](#)

Lessor: H.H.H., LLC

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Tom Moulon and Katie Allen of The Dunham Group.



LEASE - OFFICE

875 GREENLAND ROAD, PORTSMOUTH, NH

Size: 2,437± SF

Property Type: Office

Lessee: [Shoreline Counseling Group, LLC](#)

Lessor: 875 Greenland Road, LLC

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

190 RIVERSIDE STREET, PORTLAND, ME

Size: 2,400± SF

Property Type: Office

Lessee: [Local Muscle, LLC](#)

Lessor: Bounty Development, LLC

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

100 MIDDLE STREET, PORTLAND, ME

Size: 2,123± SF

Property Type: Office

Lessee: [Robert Half International, Inc.](#)

Lessor: 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.

544-546 DEERING AVENUE, PORTLAND, ME

Size: 2,090± SF

Property Type: Office

Lessee: Fairfax Financial Services, LLC

Lessor: CRT VII, LLC

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

1087 FOREST AVENUE, PORTLAND, ME

Size: 1,500± SF

Property Type: Office

Lessee: [Lighthouse Lending, LLC](#)

Lessor: Six Girls, LLC

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Emmett Peoples of Porta & Company.

39 LIMERICK ROAD, ARUNDEL, ME

Size: 1,200± SF

Property Type: Office

Lessee: [Beacon Tax Advocates, LLC](#)

Lessor: 39 Limerick Road, LLC

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

725 MAIN STREET, SOUTH PORTLAND, ME

Size: 900± SF

Property Type: Office

Lessee: Janet Heng

Lessor: Black Fly Properties, LLC

The transaction was arranged by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company.

449 FOREST AVENUE, PORTLAND, ME

Size: 678± SF

Property Type: Office

Lessee: [5 to 5 Heavy Haul Inc.](#)

Lessor: Forest Avenue Plaza, LLC

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



LEASE - RETAIL

174 BATH ROAD, BRUNSWICK, ME

Size: 4,021± SF

Property Type: Retail

Lessee: [Redember, LLC d/b/a The Hearth Doctor](#)

Lessor: Brunswick MZL, LLC

The transaction was arranged on behalf of the landlord by Derek Miller and Chris Romano of The Boulos Company.

60 MAIN ROAD NORTH, HAMPDEN, ME

Size: 1,580± SF

Property Type: Retail

Lessee: [207 Photo](#)

Lessor: Coral Reef Realty Trust

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

240 US ROUTE ONE, FALMOUTH, ME

Size: 2,960± SF

Property Type: Retail

Lessee: [MIP4, LLC](#)

Lessor: Falmouth Ventures, LLC

The transaction was arranged on behalf of the tenant by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the landlord by Jay Wise of WRE Commercial Brokers.

39 LIMERICK ROAD, ARUNDEL, ME

Size: 875± SF

Property Type: Retail

Lessee: Beauty By Emily, LLC

Lessor: 39 Limerick Road, LLC

The transaction was arranged by Chris Gallagher, Joe Italiaander, Nate Roop of The Boulos Company.

5 MILK STREET, PORTLAND, ME

Size: 2,199± SF

Property Type: Retail

Lessee: Newfound Hair Company, LLC

Lessor: Olympia Milk Street, LLC

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the tenant by Sam LeGeyt of The Dunham Group.

LEASE - INDUSTRIAL

15 WASHINGTON AVENUE, SCARBOROUGH, ME

Size: 1,500± SF

Property Type: Industrial

Lessee: [Grand Beach Partners, LLC](#)

Lessor: Hugo Properties, LLC

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the landlord by Steve Baumann of Compass Commercial Brokers.