



TRANSACTION REPORT NOVEMBER 2025

28
TRANSACTIONS

142,039± SF
LEASED

\$13.5M+
SOLD

RANGING IN SIZE
FROM A 900± SF LEASE
TO A \$4M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



939 TURNER STREET, AUBURN, ME

Building Size: 17,802± SF
Property Type: Retail
Price: \$4,000,000
Buyer: K.P. Gagnon Company, LLC
Seller: Auburn Plaza, Inc.

The transaction was arranged on behalf of the seller by Craig Young, CCIM of The Boulos Company.



9 FORRESTAL STREET, LEWISTON, ME

Building Size: 39,754± SF
Property Type: Industrial
Price: \$2,400,000
Buyer: Great Eastern Lewiston, LLC
Seller: RAM Construction, LLC

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company and on behalf of the buyer by Schuyler Boylan of I. Schuyler Boylan.



83 ANTHONY AVENUE, AUGUSTA, ME

Building Size: 19,171± SF
Property Type: Mixed-Use
Price: \$1,675,000
Buyer: [83 Anthony Ave, LLC](#)
Seller: Avangrid Foundation

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 Nick Lucas of The Boulos Company.



SALES

57-61 NEAL STREET, PORTLAND, ME

Building Size: 11,206± SF
Property Type: Special Purpose
Price: \$1,675,000
Buyer: [Christ the Redeemer Presbyterian Church](#)
Seller: First Church of Christ, Scientist

The transaction was arranged on behalf of the seller by Nate Stevens and Reese McFarlane of The Boulos Company.

269 FORESIDE ROAD, FALMOUTH, ME

Building Size: 3,885± SF
Property Type: Mixed-Use
Price: \$1,625,000
Buyer: 269 Foreside Falmouth, LLC
Seller: Foreside Market, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR, Brice O'Connor, Sasha Phillips, and Nate Roop of The Boulos Company and on behalf of the buyer by Noah Stebbins of The Boulos Company.

220 DANVILLE CORNER ROAD, AUBURN, ME

Building Size: 8,548± SF
Property Type: Multifamily
Price: \$700,000
Buyer: South Grove Ledge, LLC
Seller: Spurwink Services, Inc.

The transaction was arranged on behalf of the seller by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the buyer by Tim Millet of Porta & Co.

180 DANVILLE CORNER ROAD, AUBURN, ME

Building Size: 3,528± SF
Property Type: Multifamily
Price: \$575,000
Buyer: Delish, LLC
Seller: Spurwink Services, Inc.

The transaction was arranged on behalf of the seller by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the buyer by Tim Millet of Porta & Co.

1877 CONGRESS STREET, PORTLAND, ME

Lot Size: 4.04± AC
Property Type: Land
Price: \$353,000
Buyer: [Stroudwater Commons, LLC](#)
Seller: Portland/St. Albans, Corp.

The transaction was arranged on behalf of the buyer by Claire Richardson of The Boulos Company and on behalf of the seller by Tom Moulton and Katie Breggia of The Dunham Group.

1897 CONGRESS STREET, PORTLAND, ME

Lot Size: 0.69± AC
Property Type: Land
Price: \$350,000
Buyer: [Stroudwater Commons, LLC](#)
Seller: Portland Children's Dyslexia Foundation

The transaction was arranged on behalf of the buyer by Claire Richardson of The Boulos Company.

OSSIPEE LAKE ROAD, MADISON, NH

Lot Size: 6.80± AC
Property Type: Land
Price: \$170,000
Buyer: Twin Oaks Realty Trust
Seller: Hancock White Mtn., LLC

The transaction was arranged on behalf of the seller by Christian Stallkamp, Katherine Gemmecke and Cameron Foster of The Boulos Company and on behalf of the buyer by Gerard Constantino, Constantino Real Estate, LLC.



LEASE - OFFICE

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

Size: 8,982± SF

Property Type: Office

Lessee: [American Family Life Assurance Company of Columbus](#)

Lessor: Second Portland Limited Partnership

The transaction was arranged on behalf of the landlord by Craig Young, CCIM, and Nate Roop of The Boulos Company and on behalf of the tenant by Daniel Dewing of JLL.

50 ENGDAHL DRIVE, DOVER-FOXCROFT, ME

Size: 4,000± SF

Property Type: Office

Lessee: [Living Innovations Support Solutions, LLC](#)

Lessor: L & W Realty, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company.

1 NEW HAMPSHIRE AVENUE, PORTSMOUTH, NH

Size: 3,361± SF

Property Type: Office

Lessee: [Beck Bode, LLC](#)

Lessor: One New Hampshire Avenue, LLC

The transaction was arranged on behalf of the tenant by Katherine Gemmecke and Christian Stallkamp of The Boulos Company and on behalf of the landlord by Russell Doyle of Two International Group.

210 COMMERCE WAY, PORTSMOUTH, NH

Size: 2,181± SF

Property Type: Office

Lessee: [Hamel Marcin Dunn Reardon & Shea, PC](#)

Lessor: 210 Commerce Way, 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 Kevin Coyne of Colliers International.

50 DONALD B. DEAN DRIVE, SOUTH PORTLAND, ME

Size: 2,050± SF

Property Type: Office

Lessee: [RWW Home and Community Rehab Services, Inc.](#)

Lessor: Marlin Enterprises, LLC

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company and on behalf of the tenant by Ship Bright of Coldwell Realty.

48 FREE STREET, PORTLAND, ME

Size: 1,759± SF

Property Type: Office

Lessee: [Castronovo Enterprises LLC, d/b/a American Energy Group](#)

Lessor: J.B. Brown and Sons

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

104 PLEASANT STREET, BRUNSWICK, ME

Size: 1,585± SF

Property Type: Office

Lessee: [Fabian Oil, LLC](#)

Lessor: Brunswick Town Holdings, LLC

The transaction was arranged on behalf of the landlord by Greg Boulos and Sam Marinko of The Boulos Company and on behalf of the tenant by Nick Lucas of The Boulos Company.

45 MEMORIAL CIRCLE, AUGUSTA, ME

Size: 1,350± SF

Property Type: Office

Lessee: [State of Maine Office of Affordable Health Care](#)

Lessor: Augusta Northern Company, LP

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR, and Chris Romano of The Boulos Company and on behalf of the landlord by Charlie Hippler of CORE.



LEASE - OFFICE (continued)

10 WATER STREET, WATERVILLE, ME

Size: 1,100± SF

Property Type: Office

Lessee: [Sierra Archer Photography, LLC](#)

Lessor: North River Hathaway, LLC

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

36 ANTHONY AVENUE, AUGUSTA, ME

Size: 1,000± SF

Property Type: Office

Lessee: [Maine State Grange](#)

Lessor: J&R Associates, LLC

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company.

217 MAIN STREET, LEWISTON, ME

Size: 929± SF

Property Type: Office

Lessee: [Excellent Care & Support, LLC](#)

Lessor: Lewiston Properties, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

361 US ROUTE ONE, FALMOUTH, ME

Size: 900± SF

Property Type: Office

Lessee: [Galanin Family Law, LLC](#)

Lessor: 361, LLC

The transaction was arranged on behalf of the landlord by Brice O'Connor and Reese McFarlane of The Boulos Company and on behalf of the tenant by Emmett Frueh of The Boulos Company.

LEASE - RETAIL

378 WESTERN AVENUE, AUGUSTA, ME

Size: 1,368± SF

Property Type: Retail

Lessee: [Rugged Roots South, LLC](#)

Lessor: Margaritas Management Real Estate, LLC

The transaction was arranged on behalf of the landlord by Reese McFarlane of The Boulos Company.

LEASE - INDUSTRIAL

44 INDUSTRIAL PARK ROAD, DOVER, NH

Size: 48,000± SF

Property Type: Industrial

Lessee: [Recordsforce Inc.](#)

Lessor: 44 Industrial Drive Owner, LLC

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

48 COMMERCIAL STREET, LEWISTON, ME

Size: 33,966± SF

Property Type: Industrial

Lessee: [State Pride Warehousing, LLC](#)

Lessor: MRE, LLC

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR, Chris Romano, and Nick Lucas of The Boulos Company.



LEASE - INDUSTRIAL (continued)

40 QUARRY ROAD, PORTLAND, ME

Size: 16,758± SF

Property Type: Industrial

Sublessee: [Partners For World Health](#)

Sublessor: RTS Packaging, LLC

The transaction was arranged on behalf of the sublandlord by Claire Richardson of The Boulos Company and on behalf of the subtenant by Greg Hastings of The Dunham Group.

11 OCTOBER ROAD, NAPLES, ME

Size: 3,750± SF

Property Type: Industrial

Lessee: [Cross+Walk Community Outreach](#)

Lessor: 11 October Road, LLC

The transaction was arranged on behalf of the landlord by Noah Stebbins and Emmett Frueh of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

586 LEWISTON JUNCTION ROAD, AUBURN, ME

Size: 9,000± SF

Property Type: Industrial

Lessee: [Atlantic Bingo Supply, LLC](#)

Lessor: LJR Developers, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Chris Romano of The Boulos Company.