



THE BOULOS  
COMPANY

TRANSACTION REPORT  
DECEMBER 2025

31  
TRANSACTIONS

135,052 $\pm$  SF  
LEASED

\$32.4M+  
SOLD

RANGING IN SIZE  
FROM A 1,440 $\pm$  SF LEASE  
TO A \$24.5M SALE\*

\*This does not include undisclosed sale prices



BOULOS BRINGS YOU MORE



100 NEW HAMPSHIRE AVENUE, PORTSMOUTH, NH

**Building Size:** 102,059 $\pm$  SF  
**Property Type:** Industrial Building  
**Price:** \$24,500,000  
**Buyer:** Wenberry Associates, LLC  
**Seller:** Aviation Avenue Group, LLC

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



21 STANWOOD STREET  
BRUNSWICK, ME

**Building Size:** 8,000 $\pm$  SF  
**Property Type:** Office Building  
**Price:** \$1,585,000  
**Buyer:** Two Eisenhower Drive, LLC  
**Seller:** Builders Square, LLC

The transaction was arranged on behalf of the seller by Nate Stevens of The Boulos Company and on behalf of the buyer by Chris Gallagher, Joe Italiaander, and Nate Roop of The Boulos Company.



19 MOLLISON WAY  
LEWISTON, ME

**Building Size:** 60,120 $\pm$  SF  
**Property Type:** Office Building  
**Price:** \$1,200,000  
**Buyer:** Gendron Active Living Estates, LLC  
**Seller:** STAG Industrial Holdings, LLC

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



## SALES

**625 MAIN STREET, WESTBROOK, ME**

**Building Size:** 4,118± SF  
**Property Type:** Office Building  
**Price:** \$952,300  
**Buyer:** [F.A. Peabody Company](#)  
**Seller:** 625 Main, LLC

The transaction was arranged on behalf of the seller by Sasha Phillips of The Boulos Company and on behalf of the buyer by Lisa Church of Keller Williams Coastal Realty.

**73 INDUSTRIAL PARK ROAD, UNITS 5 & 6, SACO, ME**

**Total Size:** 4,211± SF  
**Property Type:** Industrial Building  
**Price:** \$863,255  
**Buyer:** 73 Industrial U 5&6, LLC  
**Seller:** Saco Flex, LLC

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR, and Nate Roop of The Boulos Company and on behalf of the buyer by Zach Resnikoff of Keller Williams Commercial.

**3 WOODBRIDGE CORNER ROAD, SHERMAN, ME**

**Building Size:** 7,093± SF  
**Property Type:** Retail Building & Business  
**Price:** \$850,000  
**Buyer:** Priya and Aarya, LLC  
**Seller:** Mahakal, LLC

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company.

**15 DANIELLE DRIVE, WINDHAM, ME**

**Building Size:** 6,000± SF  
**Property Type:** Industrial Building  
**Price:** \$842,680  
**Buyer:** [Chinchilla Landscaping & Tree Services, LLC](#)  
**Seller:** CannaRX, LLC

The transaction was arranged on behalf of the seller by John Finegan and Emmett Frueh of The Boulos Company and on behalf of the buyer by Suphi Turker of Keller Williams Realty.

**181 RUSSELL STREET, LEWISTON, ME**

**Building Size:** 7,296± SF  
**Property Type:** Medical/Office Building  
**Price:** \$725,000  
**Buyer:** Joy Real Estate of Lewiston 3, LLC  
**Seller:** Androscoggin Eye Assoc Realty, LLC

The transaction was arranged on behalf of the buyer by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the seller by Tim Millett of Porta & Co.

**88 ELM STREET, CAMDEN, ME**

**Building Size:** 4,578± AC  
**Property Type:** Multifamily Building  
**Price:** \$500,000  
**Buyer:** 88 Elm Street Realty, LLC  
**Seller:** Renbro Inc.

The transaction was arranged on behalf of the buyer by Roy Donnelly of The Boulos Company and on behalf of the seller by Sylas Hatch of The Dunham Group.

**380 PAYNE ROAD, SCARBOROUGH, ME**

**Lot Size:** 9.89± AC  
**Property Type:** Land Parcel  
**Price:** \$220,000  
**Buyer:** Joy Real Estate of Scarborough 2, LLC  
**Seller:** Amir Javed and Maaz Ullah

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

**9-11 BISMARCK STREET, PORTLAND, ME**

**Lot Size:** 0.09± AC  
**Property Type:** Land Parcel  
**Price:** \$195,000  
**Buyer:** [Homes For All, LLC](#)  
**Seller:** Diane Tarulli & Mark Stephens

The transaction was arranged on behalf of the buyer by Roy Donnelly of The Boulos Company and on behalf of the seller by Tom Landry of Benchmark Real Estate.



## LEASE - OFFICE

### 68 MARGINAL WAY, PORTLAND, ME

**Size:** 52,224± SF

**Property Type:** Office

**Lessee:** [Drummond Woodsum & MacMahon](#)

**Lessor:** Atlantic Bayside Square, LLC

The transaction was arranged on behalf of the tenant by Craig Young, CCIM and Sasha Phillips of The Boulos Company.

### ONE CITY CENTER, PORTLAND, ME

**Size:** 16,462± SF

**Property Type:** Office

**Lessee:** [Avangrid Management Company, LLC](#)

**Lessor:** One City Center Associates, LLC

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR of The Boulos Company.

### 254 COMMERCIAL STREET, PORTLAND, ME

**Size:** 12,944± SF

**Property Type:** Office

**Lessee:** [EOC, LLC d/b/a Executive Office Centers](#)

**Lessor:** Waterfront Maine LP

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

### 41 HUTCHINS DRIVE, PORTLAND, ME

**Size:** 7,626± SF

**Property Type:** Office

**Lessee:** [Collins for Senator, Susan Collins](#)

**Lessor:** 41 Hutchins Drive, LLC

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Cheri Bonawitz of Malone Commercial Brokers.

### 150 CAPITOL STREET, AUGUSTA, ME

**Size:** 3,533± SF

**Property Type:** Office

**Lessee:** [Hospice of Maine, LLC](#)

**Lessor:** MPDC II, Inc.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Matthew Paterson of Swearingen Realty Group, LLC.

### 217 MAIN STREET, LEWISTON, ME

**Size:** 2,875± SF

**Property Type:** Office

**Lessee:** [Impactful Residential Care, LLC](#)

**Lessor:** Lewiston Properties, LLC

The transaction was arranged on behalf of the tenant by Samantha Marinko and Emmett Frueh of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

### 2 INTERNATIONAL DRIVE, PORTSMOUTH, NH

**Size:** 2,550± SF

**Property Type:** Office

**Lessee:** [Veris Wealth Partners, LLC](#)

**Lessor:** Two International Group, LLC

The transaction was arranged on behalf of the tenant by Kent White and Caitlin Burke of The Boulos Company and on behalf of the landlord by Russ Doyle of Two International Group, LLC.

### 168 CAPITOL STREET, AUGUSTA, ME

**Size:** 2,198± SF

**Property Type:** Office

**Lessee:** PCD Collective, LLC

**Lessor:** MPDC IV, Inc.

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



## LEASE - RETAIL

### 300 GALLERY BOULEVARD, SCARBOROUGH, ME

**Size:** 2,000± SF

**Property Type:** Retail

**Lessee:** Sangram, LLC

**Lessor:** Scarborough Gallery, LLC

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Rachael Willard of Blackline Retail Group.

### 564 BATH ROAD, WISCASSET, ME

**Size:** 1,440± SF

**Property Type:** Retail

**Lessee:** Maine Ocean Buzz Coffeehouse

**Lessor:** AP01, LLC and RR & JP Properties, LLC

The transaction was arranged on behalf of the landlord by Noah Stebbins and Roy Donnelly of The Boulos Company.

## LEASE - INDUSTRIAL

### 19 GENDRON DRIVE, LEWISTON, ME

**Size:** 7,650± SF

**Property Type:** Industrial

**Lessee:** [J.R. Balsan Inc. d/b/a Johnstone Supply](#)

**Lessor:** D. Gendron Construction, Inc.

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

### 15 LUND ROAD, SACO, ME

**Size:** 5,550± SF

**Property Type:** Industrial

**Lessee:** [Minuteman Technologies Security Center, LLC](#)

**Lessor:** Ironsides Sports Center, LLC

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

### 4 THOMAS DRIVE, WESTBROOK, ME

**Size:** 4,800± SF

**Property Type:** Industrial

**Lessee:** [TAB Office Systems, Inc.](#)

**Lessor:** Millennium Development, 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 Justin Lamontagne of The Dunham Group.

### 987 RIVERSIDE STREET, PORTLAND, ME

**Size:** 3,500± SF

**Property Type:** Industrial

**Lessee:** [HTG Supply, LLC](#)

**Lessor:** 987 Riverside, LLC

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

### 424 ROUTE 125, BRENTWOOD, NH

**Size:** 1,800± SF

**Property Type:** Warehouse/Flex

**Lessee:** [Blue Streak Electric, LLC](#)

**Lessor:** 125 Brentwood, LLC

The transaction was arranged on behalf of the landlord by Katherine Gemmecke, Austin Stebbins and Christian Stallkamp of The Boulos Company.

### 18 PATRIOT WAY, UNIT 301, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** [Blue Heron Cabinetry](#)

**Lessor:** Somersworth Industrial Park, LLC

The transaction was arranged on behalf of the landlord by Katherine Gemmecke, Austin Stebbins and Christian Stallkamp of The Boulos Company.



## LEASE - INDUSTRIAL (continued)

### 18 PATRIOT WAY, UNIT 305, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** Tactical Defense Solutions, LLC

**Lessor:** Somersworth Industrial Park, LLC

The transaction was arranged on behalf of the landlord by Katherine Gemmecke and Christian Stallkamp of The Boulos Company.

### 18 PATRIOT WAY, UNIT 306, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** Obie Industries, LLC

**Lessor:** Somersworth Industrial Park, LLC

The transaction was arranged on behalf of the landlord by Katherine Gemmecke, Austin Stebbins and Christian Stallkamp of The Boulos Company.

### 18 PATRIOT WAY, UNIT 310, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** The Warren Group, LLC

**Lessor:** Somersworth Industrial Park, LLC

The transaction was arranged on behalf of the landlord by Katherine Gemmecke and Christian Stallkamp of The Boulos Company and on behalf of the tenant by Priscilla Durand of LAER Realty Partners.

### 585 RIVERSIDE STREET, PORTLAND, ME

**Size:** 1,500± SF

**Property Type:** Industrial

**Lessee:** Eco Maine

**Lessor:** N & S Properties, LLC

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the landlord by Greg Perry of Broad Cove Collective.

