



TRANSACTION REPORT
DECEMBER 2025

31
TRANSACTIONS

135,052± SF
LEASED

\$32.4M+
SOLD

RANGING IN SIZE
FROM A 1,440± 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± 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± 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± 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.

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.

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.

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 Syllas Hatch of The Dunham Group.

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.

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.

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.

9-11 BISMARK 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 PhillipsThe 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.

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.

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.

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.

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.

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.