

28  
TRANSACTIONS

111,456± SF  
LEASED

\$2.2M+  
SOLD

RANGING IN SIZE  
FROM A 300± SF LEASE  
TO A \$665K+ SALE\*

*\*This does not include undisclosed sale prices*



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### 115 LOGISTICS DRIVE, AUBURN, ME

**Size:** 42,000± SF

**Property Type:** Industrial

**Lessee:** RXO Last Mile, Inc.

**Lessor:** Gendron Logistics, LLC

The transaction was arranged on behalf of the landlord by Chris Paszyc, CCIM, SIOR, Chris Romano, and Tripp Clark of The Boulos Company and on behalf of the tenant by Russell Perry of R.E. Perry Company.



### 39 EISENHOWER DRIVE WESTBROOK, ME

**Size:** 15,413± SF

**Property Type:** Industrial

**Lessee:** The Cardboardbox Project, Inc.

**Lessor:** 39 Eisenhower Drive, LLC

The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company and on behalf of the tenant by Jim Boyle of Marcus & Millichap.



### 1135 WASHINGTON AVENUE PORTLAND, ME

**Size:** 3,004± SF

**Property Type:** Specialty

**Price:** \$665,000

**Buyer:** Unified Properties, LLC

**Seller:** Washington Ave SF, LLC

The transaction was arranged on behalf of the buyer by Nate Stevens, SIOR and Joe Italiaander of The Boulos Company and on behalf of the seller by Frank O'Connor of The Dunham Group.

## SALES

### 6 MADELYN LANE, ROCKPORT, ME

**Size:** 4,400± SF

**Property Type:** Office

**Price:** \$545,000

**Buyer:** 6 Madelyn, LLC

**Seller:** 6 Madelyn LCH, LLC

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company and on behalf of the buyer by Penney Read of Midcoast Realty Group.

### 179 MAIN STREET, SOUTH PARIS, ME

**Size:** 0.75± AC

**Property Type:** Land

**Price:** \$400,000

**Buyer:** Trinity Holdings, LLC

**Seller:** Cornwall Partners, LLC

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

### 4 GERRY AVENUE, NEWMARKET, NH

**Size:** 2,192± SF Commercial Building (Former Train Station)  
plus 1,680± SF Warehouse/Flex Building

**Property Type:** Flex/Warehouse or Development Lot

**Price:** \$400,000

**Buyer:** 4 Gerry Ave, LLC

**Seller:** 4 Gerry Ave Newmarket, LLC

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

### 0 EAST OLD COUNTY ROAD & 0 HOPKINS HILL ROAD, NEWCASTLE, ME

**Size:** 112.88± AC

**Property Type:** Land

**Price:** \$195,000

**Buyer:** Coastal Rivers Conservation Trust

**Seller:** Tree Growth, LLC

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

## OFFICE LEASES

### 600 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

**Size:** 10,392± SF

**Property Type:** Office

**Lessee:** Symetra Life Insurance Company

**Lessor:** Atlantic Regional Federal Credit Union

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Brian Hayden of Flinn Ferguson | Cresa and on behalf of the landlord by Tom Moulton and Katie Breggia of The Dunham Group.

### 12 MOUNTFORT STREET, PORTLAND, ME

**Size:** 6,508± SF

**Property Type:** Office

**Lessee:** Portland Global Advisors, LLC

**Lessor:** Covetrus, Inc.

The transaction was arranged on behalf of the tenant by Claire Richardson of The Boulos Company and on behalf of the landlord by Justin Lamontagne of The Dunham Group and Austin Barrett of Savills.

### 1037 FOREST AVENUE, PORTLAND, ME

**Size:** 5,000± SF

**Property Type:** Office

**Lessee:** NEPW Logistics, Inc.

**Lessor:** Joseph B. Wojcik Jr. Family Trust

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Reese McFarlane of The Boulos Company.

### 25 NEW HAMPSHIRE AVENUE, PORTSMOUTH, NH

**Size:** 3,407± SF

**Property Type:** Office

**Lessee:** Absolute Title, LLC

**Lessor:** 25 NH Ave., LLC

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

### 707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME

**Size:** 3,139± SF

**Property Type:** Office

**Lessee:** First American Title Insurance Company

**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 Jim Harnden of The Dunham Group.

## TRANSACTION REPORT | SEPTEMBER 2026

### 1 HAMPTON ROAD, EXETER, NH

**Size:** 2,609± SF

**Property Type:** Office

**Lessee:** Eurofins Microbiology Laboratories, LLC

**Lessor:** AG-SC Hampton Road Owner, LLC

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

### 600 CENTER STREET, AUBURN, ME

**Size:** 1,825± SF

**Property Type:** Office

**Lessee:** AAA Northern New England

**Lessor:** Shaw's Realty Co.

The transaction was arranged on behalf of the tenant by Nate Roop of The Boulos Company and Matt Wiley of Savills.

### 280 STATE STREET, AUGUSTA, ME

**Size:** 1,792± SF

**Property Type:** Office

**Lessee:** Sweetser

**Lessor:** MSD 280, Inc.

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Chris Craig of The Dunham Group.

### 1 HAMPTON ROAD, EXETER, NH

**Size:** 1,494± SF

**Property Type:** Office

**Lessee:** Rejuvenations Professional Massage, LLC

**Lessor:** AG-SC Hampton Road Owner, LLC

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

### 41 UNION WHARF, PORTLAND, ME

**Size:** 1,250± SF

**Property Type:** Office

**Lessee:** Maine Farmland Trust, Inc.

**Lessor:** Union Wharf, LLC

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

### 449 FOREST AVENUE, PORTLAND, ME

**Size:** 1,037± SF

**Property Type:** Office

**Lessee:** Ben Gancsos Studios

**Lessor:** Forest Avenue Plaza, LLC

## TRANSACTION REPORT | SEPTEMBER 2026

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

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### RETAIL LEASES

#### 123 WASHINGTON AVENUE, PORTLAND, ME

**Size:** 3,982± SF

**Property Type:** Retail

**Lessee:** Dolly, LLC

**Lessor:** Dayton 123, LLC

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

#### 1779 WASHINGTON STREET, AUBURN, ME

**Size:** 1,500± SF

**Property Type:** Retail

**Lessee:** Vivaan, LLC

**Lessor:** Auburn Marketplace, LLC

The transaction was arranged by Chris Paszyc, CCIM, SIOR, Noah Stebbins, and Tripp Clark of The Boulos Company.

#### 438 US ROUTE ONE, YARMOUTH, ME

**Size:** 1,498± SF

**Property Type:** Retail

**Lessee:** Ngoc To

**Lessor:** Yarmouth Marketplace, LLC

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

#### 28 MONUMENT SQUARE, PORTLAND, ME

**Size:** 350± SF

**Property Type:** Retail

**Lessee:** Bub's Home Kitchen, LLC

**Lessor:** 28 MSQ, LLC

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

#### 28 MONUMENT SQUARE, PORTLAND, ME

**Size:** 300± SF

**Property Type:** Retail

**Lessee:** Julia's African Restaurant & Lounge, LLC

**Lessor:** 28 MSQ, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Clay Hardy of CORE Firms.

## INDUSTRIAL LEASES

### 468 PORTLAND ROAD, BERWICK, ME

**Size:** 2,260± SF

**Property Type:** Industrial

**Lessee:** Rad Reserve, LLC

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

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

### 18 PATRIOT WAY, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** Defense Manufacturers, Inc.

**Lessor:** Somersworth Industrial Park, LLC

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

### 18 PATRIOT WAY, SOMERSWORTH, NH

**Size:** 1,600± SF

**Property Type:** Industrial

**Lessee:** Rinse N Shine

**Lessor:** Somersworth Industrial Park, LLC

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

### 15 WASHINGTON AVENUE, SCARBOROUGH, ME

**Size:** 1,500± SF

**Property Type:** Industrial

**Lessee:** Dinosaur Heating & Cooling, LLC

**Lessor:** Hugo Properties, LLC

The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR of The Boulos Company.

### 36 ANTHONY AVENUE, AUGUSTA, ME

**Size:** 1,000± SF

**Property Type:** Industrial

**Lessee:** Medline Industries, LP

**Lessor:** J&R Associates, LLC

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