THE BOULOS COMPANY

COMMERCIAL REAL ESTATE

TRANSACTION REPORT

OCTOBER 2026

37

TRANSACTIONS

169,960± SF

LEASED

$10.3M+

SOLD

RANGING IN SIZE

FROM A 450± SF LEASE

TO A $4.2M+ SALE*

**This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



36-38 COMMONS WAY, THOMASTON, ME

Size: 19,097± SF

Property Type: Retail

Price: $4,239,575

Buyer: CPI Thomaston I, LLC

Seller: Greeley Associates, LLC

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company.



30 CHASE AVENUE, WATERVILLE, ME

Size: 119,771± SF

Property Type: Specialty

Price: $1,350,000

Buyer: Chase Avenue, LLC

Seller: Waterville Seton, LLC

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Tripp Clark of The Boulos Company.



14 MARKET STREET SCARBOROUGH, ME

Size: 0.14± AC

Property Type: Land

Price: $1,300,000

Buyer: Maine Community Bank

Seller: 10 Market Street, LLC

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Jon Rizzo, SIOR of The Boulos Company and on behalf of the buyer by Joe Malone of Malone Commercial Brokers.

SALES

379 WILTON ROAD, FARMINGTON, ME

Size: 8,320± SF
Property Type: Retail
Price: $900,000
Buyer: NBNAquisition, LLC
Seller: Foothills Real Estate Development & Management
The transaction was arranged on behalf of the seller by Joe Italiaander and Nate Roop of The Boulos Company.

189-195 WATER STREET, EXETER, NH

Size: 3,502± SF
Property Type: Office Condos
Price: $650,000
Buyer: One More Bubba Gump, LLC
Seller: Exeter Commercial Holdings, LLC; Stratham Falls, LLC; Timothy Peters LLC
The transaction was arranged on behalf of the seller by Caitlin Burke and Austin Stebbins of The Boulos Company.

43 AUGUSTA ROAD, WASHINGTON, ME

Size: 3,697± SF
Property Type: Industrial
Price: $450,000
Buyer: 25 I Drive, LLC
Seller: Kirkpatrick Sales and Rentals, LLC
The transaction was arranged on behalf of the buyer by Nick Lucas of The Boulos Company and on behalf of the seller by Kristin Heal of Legacy Properties Sotheby's International Realty.

203 ROUTE 108, TERRASCAPE PARKWAY, SOMERSWORTH, NH

Size: 2.01± AC
Property Type: Land
Price: $400,000
Buyer: Terrascape Park, LLC
Seller: Wentworth Douglass Hospital
The transaction was arranged on behalf of the seller by Kent White and Austin Stebbins of The Boulos Company.

18 PATRIOT WAY, SOMERSWORTH, NH

Size: 800± SF
Property Type: Industrial
Price: $400,000
Buyer: Argen Tech Solutions, Inc.
Seller: Somersworth Industrial Park, LLC
The transaction was arranged on behalf of the seller by Christian Stallkamp, Katherine Gemmecke, and Austin Stebbins of The Boulos Company.

BRACKETT ROAD, GORHAM, ME

Size: 24.76± AC
Property Type: Land
Price: $345,000
Buyer: Exchange Custom Homes, LLC
Seller: Wassamki Springs Campground, LLC
The transaction was arranged by Joe Italiaander and Nate Roop of The Boulos Company.

428 ROUTE 108, SOMERSWORTH, NH

Size: 2,378± SF
Property Type: Office
Price: $325,000
Buyer: SOS Recovery Community Organization, Inc.
Seller: Robert and Martha Wyland
The transaction was arranged on behalf of the buyer by Christian Stallkamp, Katherine Gemmecke, and Austin Stebbins of The Boulos Company.

OFFICE LEASES

244 WESTERN AVENUE, SOUTH PORTLAND, ME

Size: 9,415± SF
Property Type: Medical Office
Lessee: MedMatrix, LLC
Lessor: 244 Western Ave, LLC
The transaction was arranged on behalf of the tenant by Greg Boulos and Sasha Phillips of The Boulos Company and on behalf of the landlord by Jennifer Small and Mark Malone of Malone Commercial Brokers.

11 ROCK ROW, WESTBROOK, ME

Size: 7,342± SF
Property Type: Medical Office
Lessee: Behavioral Health Practice Services, LLC
Lessor: Dirigo Medical Developers I, LLC
The transaction was arranged on behalf of the tenant by Derek Miller of The Boulos Company and Emmett Purcell of CBRE and on behalf of the landlord by Jennifer Small and Mark Malone of Malone Commercial Brokers.

50 INDUSTRIAL PARK DRIVE, ROCHESTER, NH

Size: 6,555± SF
Property Type: Office
Lessee: A.N.S. Networking, Inc.
Lessor: Amarosa Industrial Park, LLC and IWR, LLC
The transaction was arranged on behalf of the landlord by Christian Stallkamp, Katherine Gemmecke, and Austin Stebbins of The Boulos Company.

210 COMMERCE WAY, PORTSMOUTH, NH

Size: 3,172± SF
Property Type: Office
Lessee: StracSkin, PLLC
Lessor: 210 Commerce Way, LLC
The transaction was arranged on behalf of the landlord by Caitlin Burke and Austin Stebbins of The Boulos Company.

217 MAIN STREET, LEWISTON, ME

Size: 2,778± SF
Property Type: Office
Lessee: Her Safety Net
Lessor: Lewiston Properties, LLC
The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

9 MAY STREET, BANGOR, ME

Size: 2,350± SF
Property Type: Office
Lessee: Valor Recovery, LLC
Lessor: Elk River Development Company
The transaction was arranged on behalf of the tenant by Roy Donnelly of The Boulos Company and on behalf of the landlord by Stephen Sprague of ERA Dawson Bradford.

120 EXCHANGE STREET, PORTLAND, ME

Size: 2,151± SF
Property Type: Office
Lessee: Northeast Series of Lockton Companies, LLC
Lessor: PO Square Building, LLC
The transaction was arranged on behalf of the landlord by Reese McFarlane of The Boulos Company and on behalf of the tenant by Emmett Peoples of Porta & Co.

14 MANCHESTER SQUARE, PORTSMOUTH, NH

Size: 2,027± SF
Property Type: Office
Lessee: Ryder Truck Rental, Inc.
Lessor: NH Avenue Retail Center, LLC
The transaction was arranged on behalf of the tenant by Kent White and Austin Stebbins of The Boulos Company.

1 HAMPTON ROAD, EXETER, NH

Size: 2,011± SF
Property Type: Office
Lessee: Sport & Spine Physical Therapy, Inc.
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.

390 PRESUMPSCOT STREET, PORTLAND, ME

Size: 1,882± SF
Property Type: Office
Lessee: HiFi Vent, Inc.
Lessor: MKC Properties, Inc.
The transaction was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Sam LeGeyt of The Dunham Group.

15 MAIN STREET, FREEPORT, ME

Size: 1,865± SF
Property Type: Office
Lessee: BaselineES, LLC
Lessor: Shoppers Landing Freeport, LLC
The transaction was arranged by Greg Boulos, Samantha Marinko, and Emmett Frueh of The Boulos Company.

60 GRAY ROAD, FALMOUTH, ME

Size: 725± SF
Property Type: Medical Office
Lessee: Beyond Strength, LLC
Lessor: Deering Ave Associates, Inc. and Portland North Partners, 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 Alex Pirleci of KW Commercial.

RETAIL LEASES

179 MAIN STREET, SOUTH PARIS, ME

Size: 32,680± SF
Property Type: Retail
Lessee: Ollie's Bargain Outlet, Inc.
Lessor: Cornwall Partners, LLC
The transaction was arranged on behalf of the landlord by Joe Italiaander and Chris Gallagher of The Boulos Company and on behalf of the tenant by Richard Giveans of Summit Realty Partners.

135 MAIN STREET, WESTBROOK, ME

Size: 18,496± SF
Property Type: Retail
Lessee: AutoZone Parts, Inc.
Lessor: Pine Tree Amusement Center, LLC
The transaction was arranged on behalf of the landlord by Joe Italiaander and Chris Gallagher of The Boulos Company and on behalf of the tenant by Kevin Daly of Cushman & Wakefield.

564 WILSON STREET, BREWER, ME

Size: 11,650± SF
Property Type: Retail
Lessee: The Loot Company, LLC
Lessor: Lawrence Springer
The transaction was arranged by Roy Donnelly of The Boulos Company.

699 BROADWAY, BANGOR, ME

Size: 1,343± SF
Property Type: Retail
Lessee: Northeast Bank
Lessor: Bangor Retail Management III, LLC
The transaction was arranged on behalf of the tenant by Roy Donnelly of The Boulos Company and on behalf of the landlord by Andrew Sypek of Venture Retail Partners.

532 MAIN STREET, SACO, ME

Size: 1,254± SF
Property Type: Retail
Lessee: Phoenix Laundry Holdings, LLC
Lessor: Hannaford Bros Co., LLC
The transaction was arranged on behalf of the landlord by Samantha Marinko of The Boulos Company and on behalf of the tenant by Bryan Plourde of The Dunham Group.

15 LUND ROAD, SACO, ME

Size: 803± SF
Property Type: Retail
Lessee: Sidelines Barbershop, 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.

28 MONUMENT SQUARE, PORTLAND, ME

Size: 450± SF
Property Type: Retail
Lessee: Yardie Ting, LLC
Lessor: 28 MSQ, LLC
The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company.

INDUSTRIAL LEASES

90 SPENCER DRIVE, WELLS, ME

Size: 23,180± SF
Property Type: Industrial
Lessee: Hussey Seating Company
Lessor: JRS Realty Trust of Maine

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

17 POMERLEAU STREET, BIDDEFORD, ME

Size: 12,450± SF
Property Type: Industrial
Lessee: Joy Valley Furniture, LLC
Lessor: M.E.C. Realty, Inc.
The transaction was arranged on behalf of the landlord by Noah Stebbins of The Boulos Company and on behalf of the tenant by John Meador of Faison Industrial.

50 MAPLE STREET, AUGUSTA, ME

Size: 10,192± SF
Property Type: Industrial
Lessee: Active Solar Development, LLC
Lessor: J&R Associates, LLC
The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company.

125 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME

Size: 4,000± SF
Property Type: Industrial
Lessee: You Regatta, LLC
Lessor: SJ Realty
The transaction was arranged on behalf of the landlord by Joe Italiaander of The Boulos Company and on behalf of the tenant by Greg Perry of The Dunham Group.

385 RODMAN ROAD, AUBURN, ME

Size: 2,500± SF
Property Type: Industrial
Lessee: Preston Concrete, LLC
Lessor: Northeast Graphic Supply, Inc.
The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Luke Malone and Joe Malone of Malone Commercial Brokers.

550 WASHINGTON AVENUE, PORTLAND, ME

Size: 1,660± SF
Property Type: Industrial
Lessee: Rwanda Bean Company, LLC
Lessor: 550 Wash, LLC
The transaction was arranged on behalf of the landlord by Noah Stebbins of The Boulos Company.

60 GRAY ROAD, FALMOUTH, ME

Size: 1,296± SF
Property Type: Industrial
Lessee: Philip Poirier d/b/a ServiceMaster Cleaning of Falmouth, Maine
Lessor: Deering Ave Associates, Inc.
The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

SPECIALTY LEASES

1111-1123 WESTBROOK STREET, PORTLAND, ME

Size: 5,733± SF
Property Type: Specialty
Lessee: Gaven Capital, LLC
Lessor: HardHill Aero, LLC
The transaction was arranged on behalf of the landlord by Reese McFarlane of The Boulos Company and on behalf of the tenant by Josh Soley of CORE Firms.