# PHILLIP DE ROUSSE

Principal

*SPECIALIZATION*
*INDUSTRIAL BROKERAGE*
ORANGE, CALIFORNIA


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## PARTIAL CLIENT LIST

- Cailyn Cosmetics
- Air Sea Packing Group, Inc.
- Polycoat Products, Inc.
- Premier Packing, Inc.
- City of Santa Fe Springs
- CNL Mannequins
- Legacy Apparel Solutions, Inc.
- Jason Tool & Engineering
- Dunbar Real Estate Investments
- Pacific Die Cast Inc.
- Stage FX, Inc.
- Child to Cherish, Inc.
- Downey Wholesale, Inc.
- Allblack Co., Inc.
- Exigent Sensors, Inc.
- Kekropia, Inc.

To view more about Phillip,
Please visit
WWW.HUTAKDEROUSSE.COM

## PROFILE

Phillip DeRousse is a Principal and Shareholder of Lee & Associates Commercial Real Estate Services, Inc.-Orange, a full service commercial real estate company and a member of the Lee & Associates group of companies. Phillip has served on the Board of Directors for the Orange office since 2019 to present. Phillip's goal is to provide top notch customer service to his clients by providing real time market expertise of the Mid-Counties Industrial Market.

## CAREER SUMMARY

Over the past 8 years, Phillip has completed over 200 lease and sale transactions consisting of industrial, land, and investment transactions representing a total consideration in excess of $195 Million. Prior to joining Lee & Associates, Phillip worked for the City of Santa Fe Springs for over a decade, where he specialized in the Conditional Use Permit and Regulatory Permit process. Phillip is a market expert in Industrial Real Estate in the Mid Counties area, including Cerritos, La Mirada, Santa Fe Springs, Norwalk, Downey & Pico Rivera. The scope of Phillip's work includes working with industrial building buyers, sellers, landlords, and tenants in the Mid Counties market.

Born and raised in Whittier, California, Phillip has a great advantage with his familiarity of the market. Phillip is married with three children, ages 9, 5,4.

## NOTABLE TRANSACTIONS INCLUDE:

| Date | City | Type of Transaction | Sq. Ft. | Consideration |
|---|---|---|---|---|
| Oct 2021 | Santa Fe Springs, CA | Industrial Investment Sale-Seller/Buyer | 64,329 SF | $12,044,000 |
| Sep 2021 | Irwindale, CA | Industrial Lease-Tenant | 140,400 SF | $10,700,000 |
| Jun 2021 | Anaheim, CA | Industrial Sale-Seller | 18,031 SF | $4,055,000 |
| Jun 2021 | Cerritos, CA | Industrial Lease-Tenant | 48,390 SF | $3,300,000 |
| Apr 2020 | Corona, CA | Industrial Sale-Buyer | 139,800 SF | $22,787,400 |
| Apr 2020 | Whittier, CA | Industrial Sale-Buyer | 30,000 SF | $5,500,000 |
| Feb 2020 | Bellflower, CA | Land Sale- Seller | 5 Acres | $11,000,000 |
| Jun 2018 | Santa Fe Springs, CA | Industrial Lease-Landlord | 106,110 SF | $6,106,000 |
| May 2018 | Garden Grove, CA | Industrial Sale-Buyer | 30,900 SF | $5,708,000 |
| May 2018 | Santa Fe Springs, CA | Industrial Sale-Buyer | 24,000 SF | $4,690,000 |
| Feb 2018 | Santa Fe Springs, CA | Industrial Lease-Tenant | 81,000 SF | $3,050,000 |

## AFFILIATIONS/EDUCATION

- Bachelor of Science – Whittier College
- Broker, California State Department of Real Estate
- Member, American Industrial Real Estate Association (AIR)
- Member, Rocky Mountain Elk Foundation
- Member, Balboa Angling Club

## RECOGNITIONS

Associate of the Quarter
- 3rd Quarter 2016
- 1st Quarter 2015
- 3rd Quarter 2014