



PHILLIP DEROUSSE

Principal

SPECIALIZATION
INDUSTRIAL BROKERAGE
ORANGE, CALIFORNIA

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 12 years, Phillip has completed over 275 lease and sale transactions consisting of industrial, land, and investment transactions representing a total consideration in excess of \$330 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 13, 9, 7.

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PARTIAL CLIENT LIST

- ▶ Vanstone Conveyor Inc.
- ▶ Lucy's Inc.
- ▶ ButterCloth Inc.
- ▶ Atlas Investment Properties
- ▶ HR Property Management
- ▶ Cailyn Cosmetics
- ▶ Air Sea Packing Group, Inc.
- ▶ Polycoat Products, 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.

NOTABLE RECENT TRANSACTIONS:

| Date | City | Type of Transaction | Sq. Ft. | Consideration |
|-----------|----------------------|--|------------|-----------------|
| Aug 2025 | Santa Fe Springs, CA | Industrial/Land Landlord Rep | 30,000 SF | \$9,800,000.00 |
| Aug 2025 | Ontario, CA | Industrial - Tenant Rep | 29,893 SF | \$2,450,000.00 |
| June 2025 | Santa Fe Springs, CA | Industrial - Landlord Rep | 106,110 SF | \$19,400,000.00 |
| May 2025 | Santa Fe Springs, CA | Industrial - Landlord Rep | 6,400 SF | \$610,000.00 |
| May 2025 | Santa Fe Springs, CA | Industrial - Landlord Rep | 7,760 SF | \$670,000.00 |
| Jan 2025 | Anaheim, CA | Industrial - Tenant Rep | 10,000 SF | \$750,000.00 |
| Oct 2024 | Downey, CA | Industrial Portfolio Sale - Landlord Rep | 23,500 SF | \$6,112,500.00 |
| Jun 2021 | Anaheim, CA | Knollwood Industrial Sale - Landlord Rep | 18,000 SF | \$4,055,000.00 |

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

- Sitting Board Member Lee & Associates Commercial Real Estate Services Inc.-Orange : 2019 to Present
- Lee & Associates - Orange Board of Directors - 2016-2021