



PHILLIP DE ROUSSE

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 10 years, Phillip has completed over 250 lease and sale transactions consisting of industrial, land, and investment transactions representing a total consideration in excess of \$250 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 12, 8, 6.

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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

NOTABLE TRANSACTIONS INCLUDE:

Date	City	Type of Transaction	Sq. Ft.	Consideration
Feb 2024	Gastonia, NC	Industrial Lease-Tenant	65,000 SF	\$3,053,400
Dec 2023	Kingman, AZ	Industrial Lease-Tenant	100,000 SF	\$3,380,000
Nov 2023	Santa Fe Springs, CA	Industrial Sale-Seller	24,000 SF	\$7,750,000
Sep 2023	Santa Fe Springs, CA	Industrial Investment Sale-Buyer	31,000 SF	\$10,500,000
Apr 2022	Santa Fe Springs, CA	Industrial Land/IOS Lease-Tenant	101,900 SF	\$7,676,715
Mar 2022	Santa Fe Springs, CA	Industrial Sale-Seller	12,000 SF	\$3,989,370
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

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



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.