



DAVID BALES
Senior Vice President

*Specializing In
Industrial, Land &
Investment Brokerage*

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PARTIAL CLIENT LIST

- ▶ Maersk Logistics
- ▶ Yusen Logistics USA
- ▶ Knight Transportation
- ▶ National Retail Transportation
- ▶ Quick Pick Express
- ▶ Prologis
- ▶ Bridge Development
- ▶ Centerpoint Properties
- ▶ Rexford Industrial
- ▶ Compton Unified School District
- ▶ Vie Logistics
- ▶ JCT Transport
- ▶ Pacifica Chemical
- ▶ Donald & Priscilla Hunt Foundation
- ▶ Lotte Global Logistics
- ▶ Junction Collaborative Transports

PROFILE / CAREER HISTORY

David Bales is an Executive Vice President & Principal at Lee & Associates Commercial Real Estate Services, based in the **Los Angeles Central office**. With deep expertise in **Logistics and Transportation Real Estate**, as well as **Industrial Brokerage, Development, and Corporate Real Estate Services**, David plays a key role in advising clients on strategic real estate decisions.

As a **Principal and Shareholder**, David brings a wealth of experience in **supply chain solutions**, co-chairing **Lee & Associates' National Logistics Group** and leading the firm's **Los Angeles–Long Beach Ports Group**. His innovative approach has helped clients secure strategic locations, expand their market presence, and gain a competitive edge. David's expertise spans **nationwide site selection, market research, and corporate real estate strategy**, ensuring his clients stay ahead in a rapidly evolving industry.

Originally from **Chicago**, David met his wife, **Sharon**, while traveling in England. They now reside in **Manhattan Beach** with their two daughters. David's family are all involved with the community and are active supporter of **local charities**.

Founded in 1979, **Lee & Associates®** is the **largest regional commercial brokerage firm in the Western U.S.**, with offices across **Los Angeles, Ventura, Orange, San Bernardino, San Diego, and Riverside Counties**.

PERSONAL ACHIEVEMENTS

- Largest Transaction in Los Angeles County 2018
- Largest Transaction for Lee & Associates Nationally 2018
- Lee & Associates National Referral Broker 2021 & 2022
- CoStar Power Broker: 2009-2010, 2013-2022 (Top 20 Industrial Leasing Broker in LA County)
- Top 5 Producing Agent of Lee & Associates Nationally 2021 & 2022
- #1 Top Producing Agent of Lee & Associates Los Angeles - Long Beach in 2009, 2013, 2014, & 2016-2022
- Top 5 Producing Agents of Lee & Associates Los Angeles - Long Beach in 2009 – 2022*
- Top 5 Producing Agents of Lee & Associates Central office 2023* & 2024

AFFILIATIONS

- American Industrial Real Estate Association Member (AIR)
- Former President - Harbor Transportation Club (HTC)
- Council of Supply Chain Management Professionals Member (CSCMP)
- Lee & Associates Supply Chain Solutions Team

BROKERAGE TEAM

David Bales is one of the South Bay's most prolific producers, leveraging his deep expertise in logistics and transportation real estate to deliver innovative, supply chain-oriented solutions for his clients. Collaborating with a team of professionals across the United States, he strategically navigates complex real estate challenges. Through his dedication to his clients; David's visionary approach, deep industry knowledge as well as his relationships consistently creates opportunities that drive growth, streamline distribution networks, and provide his clients with a lasting competitive edge.

12801 Excelsior Dr, Bldgs 1-6, Santa Fe Springs, CA 90670
989,809 SF Building Leased

Represented a large multi-national shipping company in their expansion into Southern California's mid-counties market.

Palm Avenue and Kendall Avenue, San Bernardino, CA 92407
929,570 SF Land Leased

Expanded National trucking group's capacity near a customer's Inland Empire campus.

22000 Opportunity Way, Riverside, CA 92518
503,592 SF Building Leased

Represented a national 3PL tenant in their expansion into a brand-new facility located in California's Inland Empire East market.

24700 S. Main Street, Carson, CA, 90745
455,000 SF Land Leased

Worked with a Wholesale retailer relocation that entailed helping an owner monetize a mostly land-based property that the city was reluctant to grant occupancy until we were able to bring a tenant that brought sale tax revenue to the city.

2400 E. Dominguez Street, Carson, CA 90810
454,904 SF Land Leased

Expanded Local trucking group's capacity by their customers IE properties.

2250 E. Dominguez Street, Carson, CA 90810
436,907 SF Land Leased

Expanded Local trucking group's capacity by their customers IE properties.

2401 E. Wardlow Road, Long Beach, CA 90807
435,600 SF Land Leased

Expanded Local trucking group's capacity near an existing facility.

21038 S. Wilmington Avenue, Carson, CA 90810
435,164 SF Land Leased

Represented a large transportation company affiliated with a multi-national shipping group in a direct land lease to expand their 100-acre campus.

10691 Poplar Avenue, Fontana, CA 92337
410,771 SF Land Leased

Expanded National trucking group's capacity near a customer's campus.

419-531 E Euclid Avenue ; 2411-2415 Santa Fe Avenue ;
430 & 546 E Carlin Avenue, Compton, CA 90222
360,391 SF Buildings Leased

Represented institutional landlord in the repositioning of a previous single tenant net sale-leaseback in which the tenant went bankrupt.

7435 Schaefer Avenue, Ontario, CA 91762
348,480 SF Land Leased

Represented institutional buyer to reposition asset and released property at a significant increase in rent and significantly raised property value.

2401 E. Wardlow Road, Ste Bldg 1, Long Beach, CA 90807
340,204 SF Land Leased

Expanded Local trucking group's capacity near the Ports of LA and Long Beach.

4240 W. 190th Street, Ste B & C, Torrance, CA 90504
306,836 SF Building Leased

Represented logistics start-up on an initial lease and subsequent expansions.

14835 San Bernardino Avenue, Fontana, CA 92335 299,257 SF Land Leased	Global logistics company in their expansion of parking capacity adjacent to their 100-acre logistics campus.
18120 Bishop Avenue, Carson, CA 90503 290,034 SF Building Leased	Represented worldwide Logistics Company in their expansion into the Carson market.
2211 E Carson Street, Carson, CA 90810 270,764 SF Building Leased	Represented Global logistics company in leasing and managed their tenant improvements to expand their throughput capacity as part of their overall 100+ acre transportation compound.
4560 Hamner Avenue, Eastvale, CA 91752 239,153 SF Building Leased	Represented a Global Logistics Service Provider in their customer expansion in the West IE market.
895 W State Street, Ontario, CA 91762 236,531 SF Land Leased	Expanded National trucking group's capacity near an existing facility.
20100 S. Alameda Street, Rancho Dominguez, CA 90221 222,000 SF Building Leased	Represented tenant in an expansion.
18420 S Santa Fe Avenue, Racho DOminguez. CA 90221 207,738 SF Land Leased	Provided a short term solution to accommodate increasing trucking capacity near the Ports of LA and Long Beach
19007 S Reyes Avenue, Rancho Dominguez. CA 90221 197,762 SF Land Leased	Successfully subleased a large manufacturer's surplus real estate
14611 S. Broadway, Los Angeles, CA 90248 196,216 SF Land Leased	Represented National 3PL tenant in a new long-term lease in a new BTS transload campus to accommodate their largest customer's domestic expansion.
11818-11852 East End Avenue, Chino, CA 91710 192,100 SF Land Leased	Provided a short-term solution to accommodate parking of new cars and trucks for the largest personal vehicle carrier in the world.
100 W. Victoria Street, Long Beach, CA 90805 188,849 SF Building Leased	Represented a local trucking company in their expansion into handling freight while also procuring a facility with excess land to expand their trucking capacity.
525 W. Manville Street, Compton, CA 90220 183,000 SF Building Leased	Represented National 3PL tenant in a new long-term lease.
1015 E. 236th Street, Carson, CA 90745 178,618 SF Building Leased	Represented worldwide Logistics Company in their expansion into the Carson/ Heavy-weight corridor market.

220 W. Manville Street, Compton, CA 90220 176,656 SF Building Leased	Represented a large retail distribution company on a sublease as well as their new direct lease with an institutional owner.
20943 S. Maciel Avenue, Carson, CA 90810 176,031 SF Building Leased	Represented national 3PL in a new direct lease with a family ownership.
1700 E Q Street, Los Angeles, CA 90744 169,593 SF Land Leased	Represented Tenant in their expansion for parking close to their South Gate campus.
5211 Southern Avenue, South Gate, CA 90280 168,142 SF Land Leased	Expanded Local trucking group's capacity near the Ports of LA and Long Beach.
515 S Promenade Avenue, Corona , CA 92879 166,521 SF Building Leased	Represented Tenant in their expansion in the Corona submarket.
20500 S. Alameda Street, Carson, CA 90810 147,390 SF Building Leased	Represented BOTH Landlord and Tenant in Tenant's expansion in Southern California while also working on an expansion in the Oakland market with the same landlord during the pandemic outbreak.
4615 Alcoa Avenue, Ste A Vernon, CA 90058 145,900 SF Building Leased	Represented a logistics tenant in their expansion in the Vernon Sub-market.
3751 Seville Avenue, Vernon, CA 90058 134,456 SF Building Leased	Represented a logistics tenant in their expansion in the Vernon Sub-market.
175 E. Manville Street, Compton, CA 90220 132,000 SF Building Leased	Represented BOTH Sublessor and Sublessee in a measured phase out - phase-in of a manufacturing facility to a logistics campus.
175 E. Manville Street, Compton, CA 90220 132,000 SF Building Leased	Represented large manufacturer in their expansion into the Compton market.
6901 Cherry Avenue, Long Beach , CA 90805 126,106 SF Land Leased	Represented Seller and Buyer as well as both Landlord and Tenant after rezoning the Property for container parking.
2960 E. Victoria Street, Rancho Dominguez, CA 90221 113,292 SF Building Leased	Represented top-tier trucking company in their expansion into the SoCal Drayage market and subsequently represented them on their 3 renewals and subleases of overflow warehouse space.
1021 E. 233rd Street, Carson, CA 90745 108,305 SF Building Leased	Represented logistics company on initial lease and both renewals.

15001 S. Broadway Avenue, Gardena, CA 90248
102,678 SF Land Leased

Represented Buyer and Seller as well as both Landlord and Tenant in the repositioning of this South Bay property.

255 W. Carob Street, Compton, CA 90220
100,280 SF Building Leased

Represented Tenant on initial lease and renewal.

1058 E. 230th Street, Bldg 142, Carson, CA 90745
100,200 SF Building Leased

Represented Tenant on initial lease and subsequent renewals.

21950 Arnold Center Road, Carson, CA 90745
100,000 SF Building Leased

Represented Tenant on their relocation on their initial lease as well as their two extended term renewals.

1611-1715 Anderson Avenue, Ste 1611 Compton, CA 90220
95,100 SF Building Leased

Represented Landlord on strategic repositioning of a 2 building compound.

6635 Caballero Blvd Buena Park, CA 90620
92,395 SF Building Leased

Represented Tenant in their relocation from the South Bay market - this was the 7th representation of this company over the period of over 15 years.

2930 E. Maria Street, Rancho Domingues, CA 90221
91,024 SF Building Leased

Represented tenant to a large family ownership.

15914 S. Avalon Blvd. Compton, CA 90220
76,000 SF Building Leased

Represented local logistics company in their trucking operation in a key market close to the Ports of LA and Long Beach.

1005 E Artesia Blvd Carson, CA 90746
74,768 SF Building Leased

Represented Institutional ownership in their recently acquired and renovated property

17050-17100 S. Margay Avenue, Carson, CA 90746
73,062 SF Building Leased

Represented large family ownership in leasing their multi-generational revenue source.

5899 S. Downey Road, Vernon, CA 90058
69,428 SF Building Leased

Represented a logistics tenant in their expansion in the Vernon Sub-market

550 Monica Circle, Corona, CA 92880
66,585 SF Building Leased

Represented Sublessee in a short-term solution to accommodate unexpected peak season volume.

19875-19899 Pacific Gateway Drive, Ste 19875, Los Angeles, CA 90502
66,566 SF Building Leased

Represented a global tenant in their expansion in a Southern California Port central market.

3090 Via Mondo, Rancho Dominguez, CA 90221
59,508 SF Building Leased

Represented Sublessee in a short-term solution to accommodate unexpected peak season volume.

2132 E. Dominguez Street, Carson, CA 90810
54,416 SF Building Leased

Represented Sublandlord in a shared campus sublease.

975 Overland Court, San Dimas, CA 91773
52,800 SF Building Leased

Represented SubLessor in a successful shared sublease opportunity.

19100 S. Susana Road, Rancho Dominguez, CA 90221
52,630 SF Building Leased

Represented Landlord in a new Direct Lease after subsequently representing BOTH a Buyer and Seller in an Investment Sale.

510 W Carob Street, Compton, CA 90220
51,674 SF Building Leased

Represented both Buyer and Seller, as well as managed the strategic repositioning of the asset.

2911 E. Harcourt Street, Rancho Dominguez, CA 90221
50,218 SF Building Leased

Represented BOTH local market owner and institutional buyer in the successful sale of a South Bay logistics property

965 E. Artesia Boulevard, Carson,, CA 90746
50,073 SF Building Leased

Represented local Landlord in leasing their surplus property

233 E. Manville Street, Compton, CA 90220
43,000 SF Building Leased

Represented Landlord on a functional obsolete facility as a stop-gap measure to a longer-term repositioning

22418 Bonita Street, Carson, CA 90745
41,400 SF Building Leased

Represented Tenant in their expansion in the Carson / Overweight Corridor market.