



STEVE COULTER

Senior Vice President

*Specializing In
Commercial, Industrial & Investment
Brokerage*

PROFILE

Steve Coulter is a Senior Vice President and Shareholder with Lee & Associates® with over twenty-two years experience selling and leasing industrial properties in Eastern Los Angeles County and the Western Inland Empire. He has been amongst the top producers in his field for over a decade. He has personally been involved in more than 550 transactions totaling over 16 million square feet, valued above \$750 million dollars.

Steve's unique insight is highly respected and sought after within the real estate industry.

CAREER SUMMARY

As an Industrial Real Estate Advisor for Lee & Associates®, Steve has represented the interests of multiple landlords, developers and tenants in the Eastern San Gabriel Valley and Western Inland Empire. Steve currently represents many industrial projects, including:

▶ 5085-5125 Schaefer Ave. & 4340 Eucalyptus Ave.	Lease	±975,000 SF
▶ 8085-5125 Schaefer Ave.	Sale	±636,500 SF
▶ 5045 & 5151 Eucalyptus Ave.	Lease	±800,000 SF
▶ 1061 Mission Blvd.	Lease	±600,000 SF
▶ 4340 Eucalyptus Ave. (Leased Twice)	Lease	±350,000 SF
▶ 5025 Schaefer Ave.	Lease	±325,445 SF
▶ 13950 Yorba Ave.	Lease	±248,460 SF
▶ 13980 Mountain Ave. (Sold Twice)	Lease	±190,000 SF

EXPERIENCE

- 1997 to 2004: Colliers Industrial - Associate
- 2004 to Present: Lee & Associates® - Senior Vice President

ACHIEVEMENTS

- Produced highest Big Box Class B Sale Comp ever in Chino 2019 (13626 Monte Vista Ave. - 89,355 SF - \$173.50 PSF - \$15,503,000)
- Produced highest Big Box Class A Lease Comp ever in Chino 2017 (13950 Yorba Ave -248,460 SF - \$0.55 Net)
- In Escrow (2019): Highest Sale Comp to date for its size range at \$230 PSF. (13924 Mountain Ave, - 20,369 SF)

EDUCATION

- Bachelor of Arts / Business Administration | University of California, Riverside

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PARTIAL CLIENT LIST

- ▶ Alere Property Group
- ▶ Blackcreek
- ▶ Blackridge Real Estate Gr.
- ▶ Closet Maid
- ▶ Colson Associates
- ▶ Camuto Group
- ▶ DeWall Logistics
- ▶ Divided Capital Trust, Inc.
- ▶ Dominion Property Partners
- ▶ Eastgroup Properties
- ▶ ING / Calrion Partners
- ▶ Los Altos Food Products
- ▶ Matthews International
- ▶ Morrow Meadows
- ▶ Pacific Industrial
- ▶ Portola Packaging
- ▶ ProLogis
- ▶ RWB Ramona Investments
- ▶ Spectrum Brands
- ▶ TA Associates Realty
- ▶ United Stationers