



DAVID BALES

Principal

*SPECIALIZING IN
INDUSTRIAL, LAND &
INVESTMENT BROKERAGE*

PROFILE / CAREER HISTORY

David Bales is a Principal in the Los Angeles - Long Beach office of Lee & Associates Commercial Real Estate Services with an expertise in Logistics and Transportation Real Estate, as well as Industrial Brokerage, Development and Corporate Real Estate Services.

David joined Lee & Associates as a Principal and Shareholder bringing his expertise with Supply Chain Clients to co-chair Lee & Associates Los Angeles - Long Beach, Inc.'s Logistics Group as well as a Founding Board Member of the Lee Logistics National Group.

David has created unique opportunities for his Clients to gain a competitive edge and allowed them to gain market share and dominance. David has expanded with his clients, growing with them in research and securing locations nationwide.

David and his wife, Sharon reside in Manhattan Beach. David grew up in Chicago but met Sharon while traveling in Europe. Their daughter, Emelia, was born in May of 2008 and Camiela was born in January 2011. David enjoys golf, history, and playing soccer with his daughters. He also supports numerous local charities.

Founded in 1979, Lee & Associates® Commercial Real Estate Services is the largest regional commercial brokerage firm in the West. Lee & Associates® has offices throughout Los Angeles, Ventura, Orange, San Bernardino, San Diego, and Riverside Counties. In addition to offices throughout the United States, the Lee & Associates® network is made up of more than 1,000 professionals in 60+ offices.

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PARTIAL CLIENT LIST

- ▶ Maersk Logistics
- ▶ Yusen Logistics USA
- ▶ Knight Transportation
- ▶ National Retail Transportation
- ▶ Quick Pick Express
- ▶ Custom Goods
- ▶ Prologis
- ▶ Bridge Development
- ▶ Centerpoint Properties
- ▶ Rexford Industrial
- ▶ Capital Logistics
- ▶ PCC Logistics
- ▶ Pacifica Chemical
- ▶ DG Logistics
- ▶ Hunt Enterprises
- ▶ Compton Unified School District

PERSONAL ACHIEVEMENTS

- CoStar Power Broker - 2016 thru 2018 (Top 20 Industrial Leasing Broker in Los Angeles County)
- CoStar Power Broker - 2013 thru 2014 (Top 20 Industrial Leasing Broker in Los Angeles County)
- CoStar Power Broker - 2009 thru 2010 (Top 20 Industrial Leasing Broker in Los Angeles County)
- #1 Top Producing Agent of Lee & Associates Los Angeles - Long Beach in 2009, 2013, 2014, & 2016-2018
- Top 5 Producing Agents of Lee & Associates Los Angeles - Long Beach in 2010-2012 & 2015

AFFILIATIONS

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

BROKERAGE TEAM

David works with a team of professionals who are also Top Producers in the South Bay and across the United States in port concentrated markets.

Don Smith

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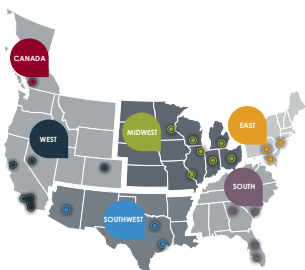
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91% INCREASE in transaction volume over 5 yrs

\$15+ BILLION TRANSACTION VOLUME

1,000 PROFESSIONALS and growing nationwide

HIGHLIGHTED TRANSACTIONS SUMMARY

12801 Excelsior Dr, Bldgs 1-6, Santa Fe Springs, CA 90670 989,809 SF Building Leased	Represented Tenant, Damco Distribution Services, Inc.
1500 E. Lomita Blvd, Wilmington, CA 90744 931,748 SF Land Leased	Represented Landlord DGH Industrial LLC and Tenant, Yusen Logistics (Americas) Inc.
24700 S. Main St, Carson, CA 90745 455,000 SF Land Sold	Represented Buyer and Seller in a \$19,000,000 transaction.
21038 S. Wilmington Ave, Carson, CA 90810 439,956 SF Land Leased	Represented Tenant, Yusen Logistics (Americas) Inc.. Direct Lease of this property with over 9 Acres of Land Space.
2250 E. Dominguez St, Carson, CA 90810 436,906 SF Land Leased	Represented Tenant, Yusen Logistics (Americas) Inc.. Direct Lease with over 10 Acres of Land.
21038 Wilmington Ave, Carson, CA 90810 435,164 SF Land Sold	Represented Buyer and Seller in a \$14,000,000 transaction.
2307 E. Carson St, Carson, CA 90810 414,862 SF Land Leased	Represents Tenant, Yusen Logistics (Americas) Inc. and Prologis. Direct Lease.
11811-11831 E. Florence Ave, Santa Fe Springs, CA 90670 288,000 SF Building Leased	Represented Tenant.
2211 E. Carson St, Carson, CA 90810 270,764 SF Building Leased	Represented Tenant. Yusen Logistics (Americas) Inc. Direct Lease.
20100 S. Alameda St, Compton, CA 90221 222,000 SF Building Leased	Represented Tenant in Direct Lease. Then subsequently both Sublessor and Sublessee in a balance of term Sublease.
15927 Distribution Way, Cerritos, CA 90703 220,000 SF Building Leased	Represented Tenant, American Cargo Express in Direct Lease.
1241-1245 Watsoncenter Rd, Carson, CA 90745 207,538 SF Land Subleased	Represented both Yusen Logistics (Americas) Inc. and Damco Distribution Service Inc. located in Overweight Corridor with Rail.
2230 E. Carson St, Carson, CA 90810 198,292 SF Building Leased	Represented both Tenant and Landlord. Property is close to Los Angeles and Long Beach Ports and Convenient Access to Major Freeways.
14611 S. Broadway, Los Angeles, CA 90248 196,214 SF Land Leased	Represented Tenant.

HIGHLIGHTED TRANSACTIONS SUMMARY

2132 E. Dominguez St, Carson, CA 90810 189,225 SF Land Leased	Represented both Landlord (Prologis) and Tenant (TST) in a long term lease.
9400 Santa Fe Springs Rd, Santa Fe Springs, CA 90670 188,850 SF Building Leased	Represented the Tenant in Securing this NNN Lease.
16016 & 16030 Arthur St, Cerritos, CA 90703 186,800 SF Building Leased	Direct Lease for OTX Logistics Inc.
21950 Arnold Center Rd, Carson, CA 90745 185,629 SF Building Leased	Renewal Lease at \$0.68 / SF Net / Month for a term of 61 Months.
525 W. Manville St, Compton, CA 90220 183,000 SF Building Leased	Represented Tenant, Weber Metals in new long term lease.
21900 Alameda St, Long Beach, CA 90810 181,702 SF Land Leased	Represented Tenant, Yusen Logistics (Americas) Inc. with New/Direct Lease.
16030 Arthur St, Cerritos, CA 90703 179,518 SF Building Subleased	Represented OTX Logistics. Sublease to Bergen Shippers Corp.
220 W. Manville St, Compton, CA 90220 176,656 SF Building Leased	Represented National Retail Systems Inc. on a New/Direct Lease with Prologis.
20943 S. Maciel Ave, Long Beach, CA 90810 176,031 SF Building Leased	Represented Tenant in New/Direct Lease.
23610 S. Banning Blvd, Carson, CA 90745 168,398 SF Building Leased	Represented Quick Pick Express. 67 Month Term.
5211 Southern Ave, South Gate, CA 90280 168,142 SF Building Leased	Represented Damco Distribution Services Inc.
4240 W. 190th St, Torrance, CA 90504 155,800 SF Building Lease	Renewal Lease for VIE Logistics Inc. A Term of 76 Months at \$0.52 / SF Net / Month.
19530 Alameda St, Rancho Dominguez, CA 90221 152,000 SF Land Subleased	Represented Roadex.
19600 S. Alameda St, Compton, CA 90221 150,350 SF Building Leased	Represented Tenant Access Plus Warehouse and Logistics.

HIGHLIGHTED TRANSACTIONS SUMMARY

20500 S. Alameda St, Carson, CA 90810 147,390 SF Building Leased	Represented Landlord with the Direct Lease. Property Consists of Over 9 Acres of Land Space.
505 & 515 E. G St, Wilmington, CA 90744 122,839 SF Building Leased	Direct Lease for Southbay Logistics International LLC for a 36 Month Term.
2960 E. Victoria St, Rancho Dominguez, CA 90221 121,989 SF Building Leased	Represented the Tenant.
20915 S. Lambertson Ave, Carson, CA 90810 120,710 SF Land Leased	Represented Landlord, Price Family Trust in New Lease.
19119 Reyes Ave, Compton, CA 90221 110,556 SF Building Leased	Represented Tenant.
1021 E. 233rd St, Carson, CA 90745 108,305 SF Building Leased	Represented Tenant, Quik Pick Express, LLC - 5 Year extension in Overweight Corridor.
1825 S. Acacia Ave, Compton, CA 90220 103,048 SF Building Leased	Represented Tenant.
201 W. Carob St, Compton, CA 90220 100,280 SF Building Leased	Represented Tenant.
201 W. Carob St, Compton, CA 90220 100,280 SF Building Leased	Represented Landlord and Tenant. Property has approximately 18 dock high loading positions with a fenced and secured yard area.
1058 E. 230th St, Carson, CA 90745 100,200 SF Building Leased	Represented Tenant, Quik Pick Express, LLC - 5 Year Extension in Overweight Corridor.
255 W. Carob St, Compton, CA 90220 100,000 SF Building Leased	Represented Landlord and Tenant.
4240 W. 190th St, Torrance, CA 90504 98,813 SF Building Leased	Represented Tenant.
3030-3088 Walnut Ave, Long Beach, CA 90807 98,515 SF Building Leased	Represented Tenant.
15220 Canary Ave, La Mirada, CA 90638 93,280 SF Building Leased	Represented Tenant.

HIGHLIGHTED TRANSACTIONS SUMMARY

2000 E. Carson St, Carson, CA 90746
89,115 SF Building Leased

Represented Tenant.

771 E. Watsoncenter Rd, Carson, CA 90745
87,120 SF Building Leased

Represented Tenant, Yusen Logistics (Americas) Inc.,
Approximately 8 Acres of Excess Land with Over 300 Trailer
Storage Parking.

1450-1480 Charles Willard St, Carson, CA 90746
81,893 SF Building Leased

Represented Subtenant.

2930 E. Maria St, Rancho Dominguez, CA 90221
81,000 SF Building Leased

Represented Tenant.

19100 S. Susana Rd, Rancho Dominguez, CA 90221
61,164 SF Building Sold

Represented Landlord in a new Direct Lease and subsequently
Buyer and Seller in a \$14.3M Leased Investment Sale.

1715 S. Anderson Ave, Compton, CA 90220
60,000 SF Building Leased

Represented Landlord.

510 W. Carob St, Compton, CA 90220
51,674 SF Building Sold

Represented Both Buyer and Seller in a \$5.75M Sale.