

**Lease Rate:****\$6.50/SF**

\$1.00/SF NNN

FOR LEASE

4200 Legion Dr Mason, MI

Industrial Manufacturing/Storage Facility**Property Highlights**

- 85,698 Total Building SF
- Situated on 5.52 Acres
- Total Available SF: $\pm 14,264$ SF – $\pm 37,264$ SF (Available April 1, 2026)
 - Suite A - (2 Story Office) – $\pm 8,000$ SF
 - Suite B1 - (Warehouse) – $\pm 15,000$ SF
 - Suite B2 - (Warehouse) – $\pm 14,264$ SF
- Numerous Amenities Including: Grade Level Doors, Loading Dock, Heavy Power and Finished Office Space
- Located in an Industrial Corridor of VeVay Township
- Less than ½ Mile West of US-127 Allowing Easy Access to Grand Rapids, Lansing, and Jackson
- Surrounding Users Include: Dart Container Corporation, AP Lazer, USA Construction

CONTACT US**Julie O'Brien**

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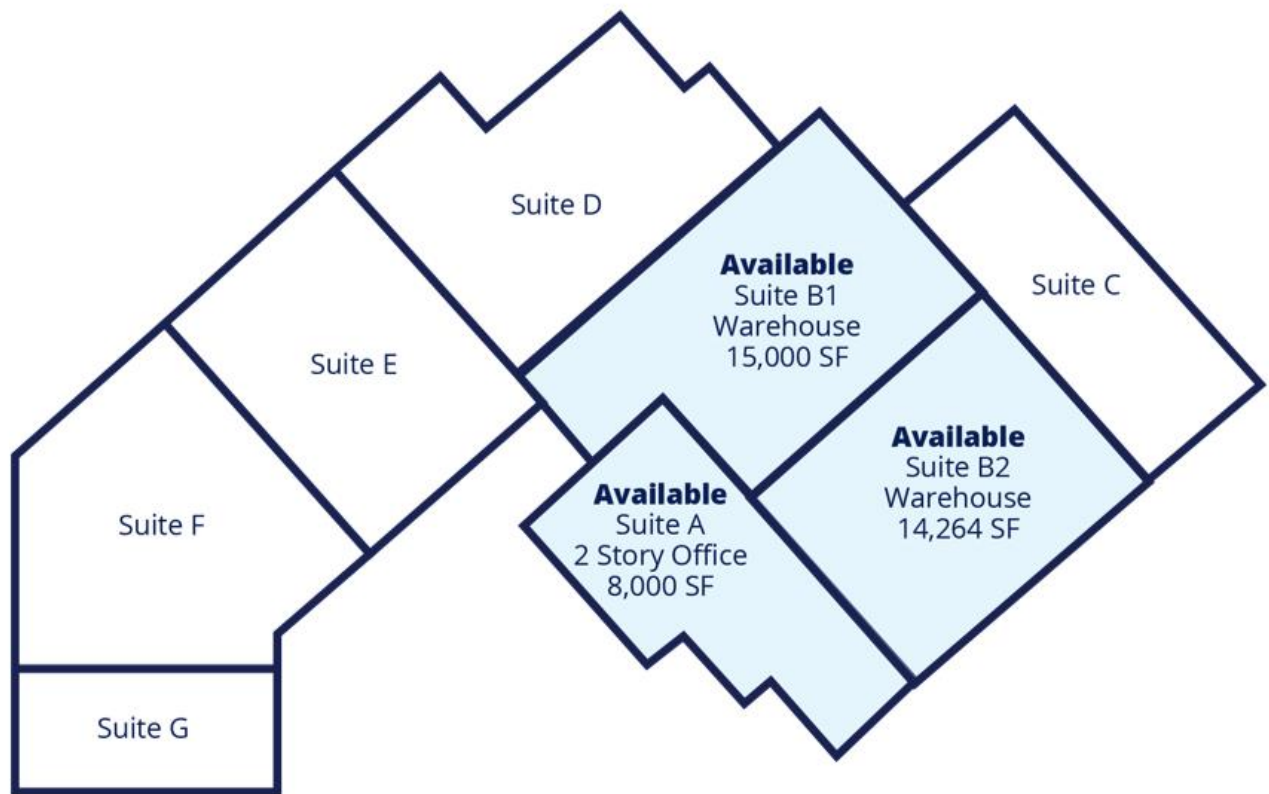
2501 Coolidge Rd, Suite 300
East Lansing, MI 48823
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±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

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Site Plan & Property Details



Property Details

Gross SF:	85,698 SF
Office SF:	8,000 SF
Year Built/Renovated:	1958/1995
Zoning	M-1
Docks:	5
Drive-In:	2
Warehouse Power:	3-Phase; 480 Volt; 2,000 Amp Power in B1 and B2
Parking:	±30-40
Clear Height:	12'-30'
Utilities:	Well Water Municipal Sewer Gas/Electric: Consumers Energy Numerous Internet Providers

Suite Specifications



Suite A

- 8,000 SF 2-Story Office Space
- Separate Office Entrance/Waiting Area
- HVAC: Rooftop Units Providing Heat and Air Conditioning
- Foyer/Reception Area
- Kitchenette
- Conference Room with Cathedral Ceilings and Closed-in Adjoining Glass Room
- (7) Private Offices
- Large Open Work Areas
- Multi-Stall Restrooms and (2) Single Restrooms
- (3) Entry Points Between Office and Warehouse
- 2nd Floor Office
 - Flexible Workspace
 - Accessed by Stairway Within Lower Office or Stairway Leading to Outside

Suite B1

- ±15,000 SF Warehouse Space
- 12' Ceiling Clearance
- 2-3 Forced Air Furnaces
- (1) 12'H x 14'W Grade Level Door
- (3) 8'H x 5'W Scrap/Recyclable Material Doors
- (2) Pedestrian Doors
- ±8' Concrete Floors
- (2) Plant Offices
- Locker Room
- Multi-Stall Restrooms

Suite B2

- ±14,264 SF Warehouse Space
- 12' Ceiling Clearance
- (2) Forced Air Furnaces and Rooftop Unit for Heat
- (1) 8'H x 8'W Loading Dock
- (1) 8'H x 9'W Grade Level Door
- (3) Pedestrian Doors
- Overhang Section of Space
 - ±1,500 SF (±32' x ±48')
 - 10' Clearance
 - Large Office or Training Room

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Suite B1 Warehouse Photos



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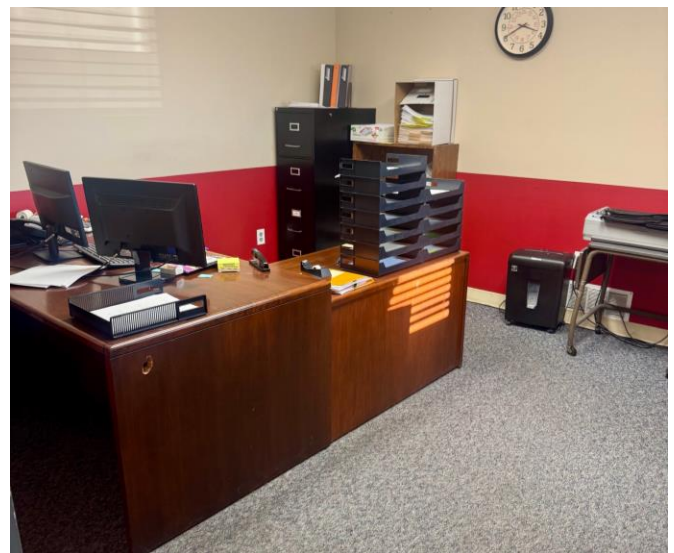
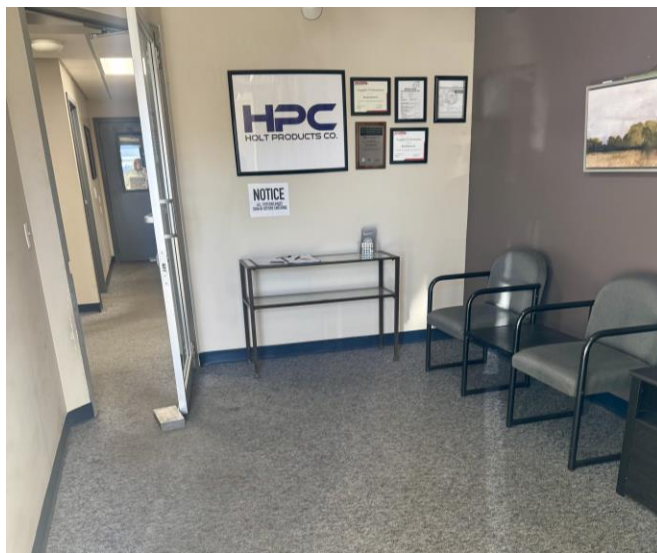
Suite B2 Warehouse Photos



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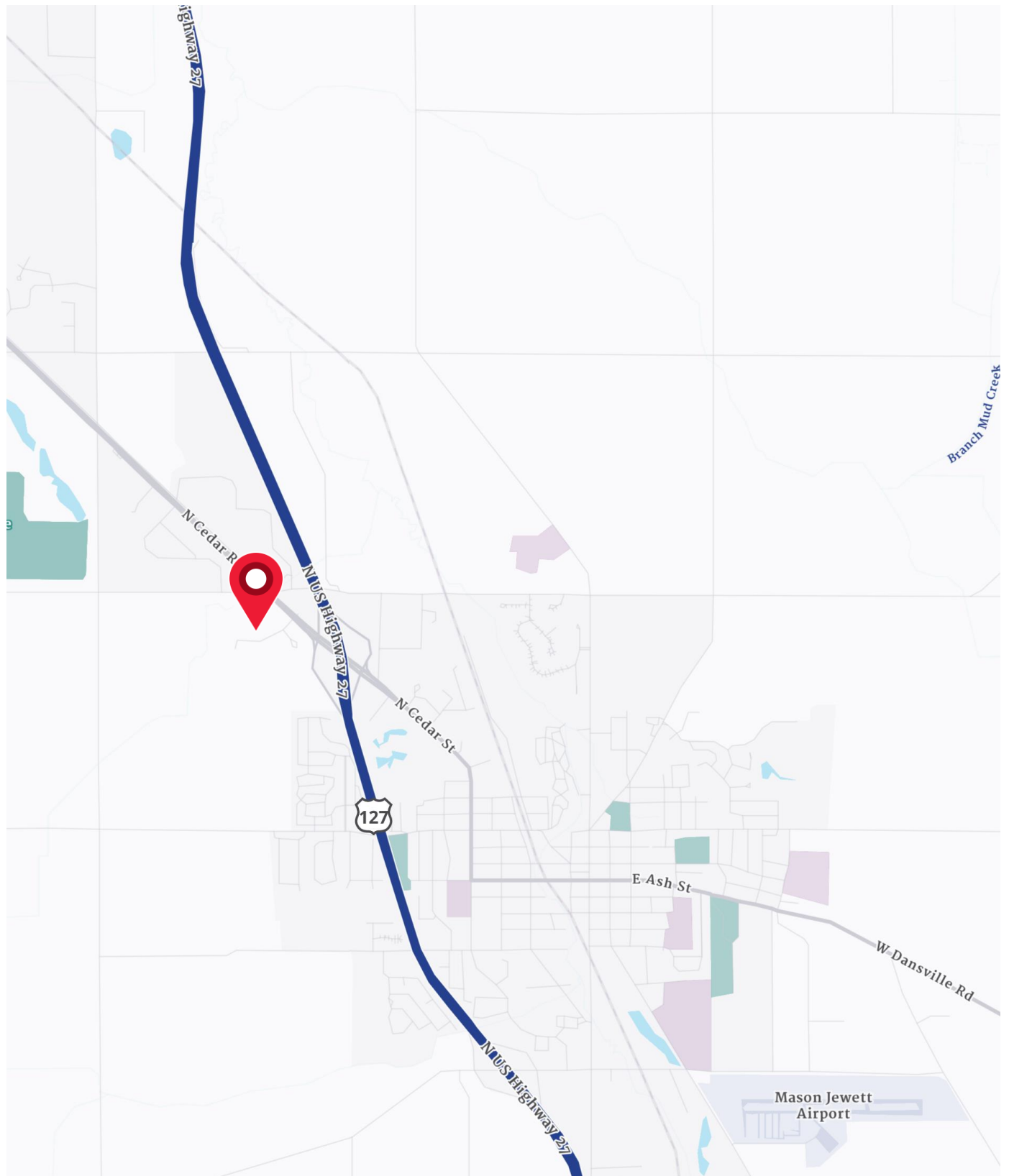
Suite A Office Photos



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Location Map



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Property Aerial



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