



View online at colliers.com/lansing

Industrial manufacturing storage facility for lease

4200 Legion Dr | Mason, MI

This 85,698 SF industrial manufacturing/storage facility is situated on 5.52 acres, located in the industrial corridor of VeVay Township. The well-balanced blend of warehouse, manufacturing, storage and office space offers a versatile layout designed to accommodate a variety of operational needs.

±8,000 -
22,264 SF



Julie O'Brien
Senior Vice President
517 230 8944
julie.Obrien@colliers.lom

Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823



Howell Road

**Dart Container
Corporation**

127

Cedar Street

Legion Drive

127



AP Lazer

USA Construction

Industrial manufacturing /
storage facility
for lease with
immediate availability

Lease Rate

\$6.50 PSF

Est. \$1.00 PSF NNN

Prime Location

Well established industrial corridor

Efficient loading

Dock high door with leveler and grade
level loading door

Heavy power capacity

Robust electrical infrastructure

Move-in ready offices

Pedestrian doors, private offices,
kitchenette, conference room, multi-stall
restrooms, waiting area

Easy entry

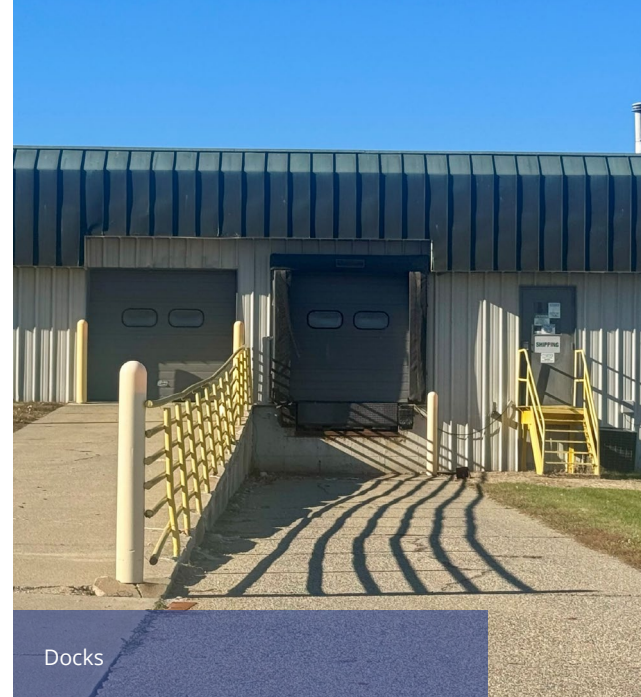
Multiple entry points between office &
warehouse

Highway connectivity

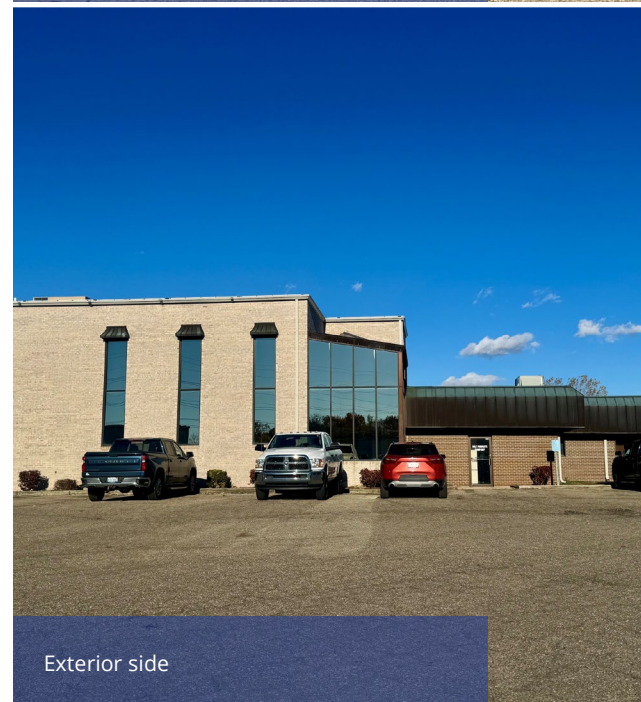
Less than ½ mile west of US-127

DETAILS

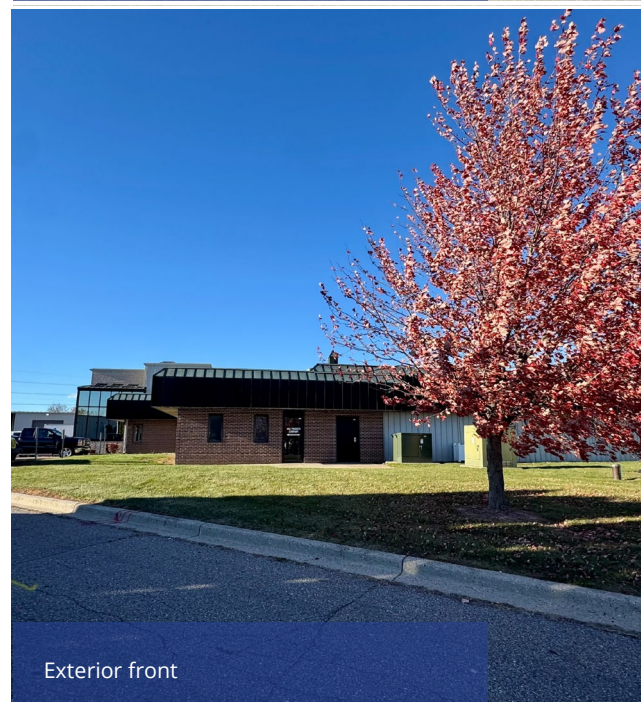
Address	4200 Legion Dr Mason, MI
Total Building Size	85,698 SF
Suite A (2 story office)	±8,000 SF
Entrance	Separate office entrance/waiting area & (3) entry points between office and warehouse
HVAC	Rooftop units for heat & AC
Amenities	Foyer/reception area, kitchenette, conference room with cathedral ceilings & closed-in adjoining glass room, large open work areas
Offices	(7) Private offices
Restrooms	Multi-stall restrooms & (2) single restrooms
2 nd floor office	Flexible workspace, accessed via the stairway within lower office or stairway leading to outside
Suite B2	
Warehouse	±14,264 SF
Ceiling clearance	12' warehouse
HVAC	(2) Forced air furnaces & rooftop unit for heat
Loading docks	(1) 8'H x 8'W loading dock (1) 8'H x 9' w grade level door
Access doors	(3) Pedestrian doors
Overhang	±1,500 SF (±32' x ±48') 10' clearance Large office or training room
Zoning	Industrial
Municipality	Mason
Year built/remodeled	1958/1995
Zoning	M-1
Warehouse power	3-phase; 480 volt; 2,000 Amp power in B2
Utilities	Well water Municipal sewer Gas/electric: Consumers Energy Numerous internet providers



Docks



Exterior side



Exterior front



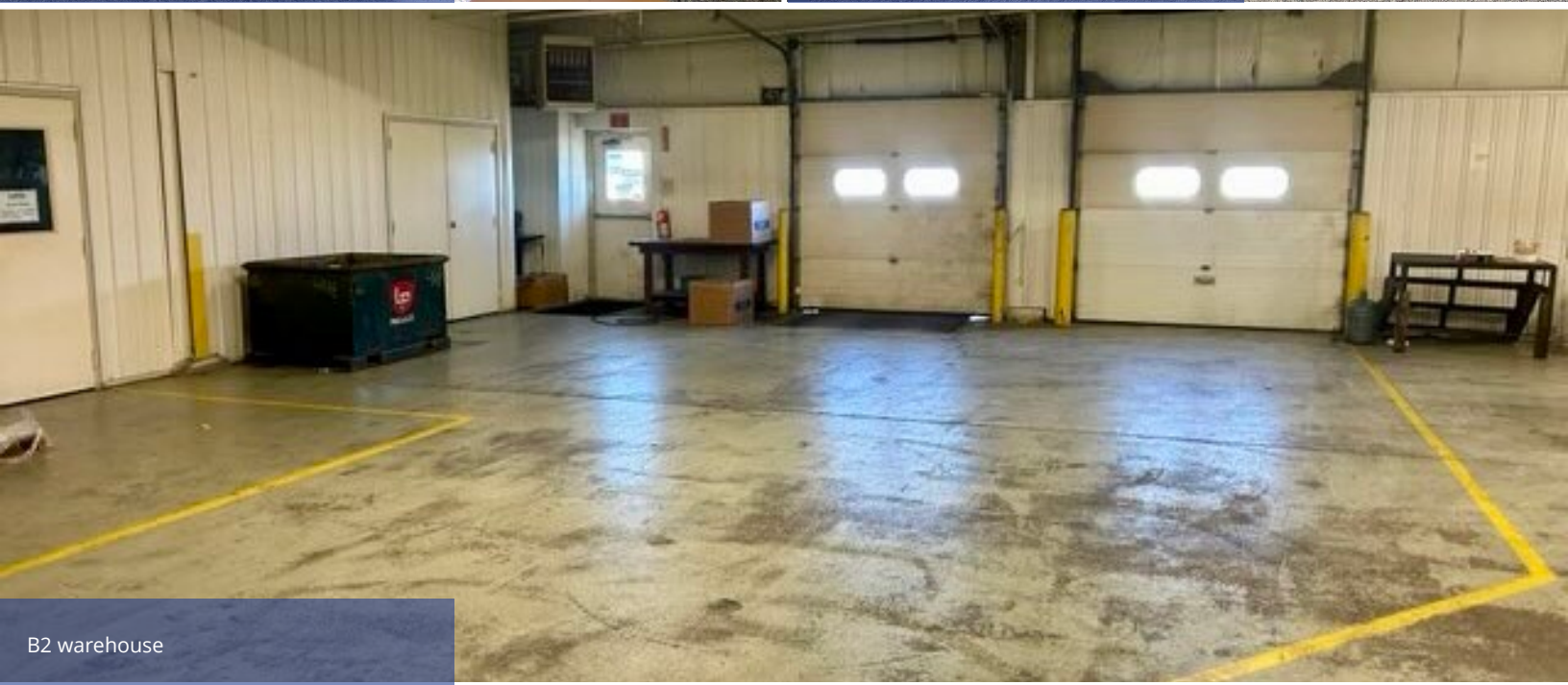
B2 Warehouse



Suite A upstairs conference room



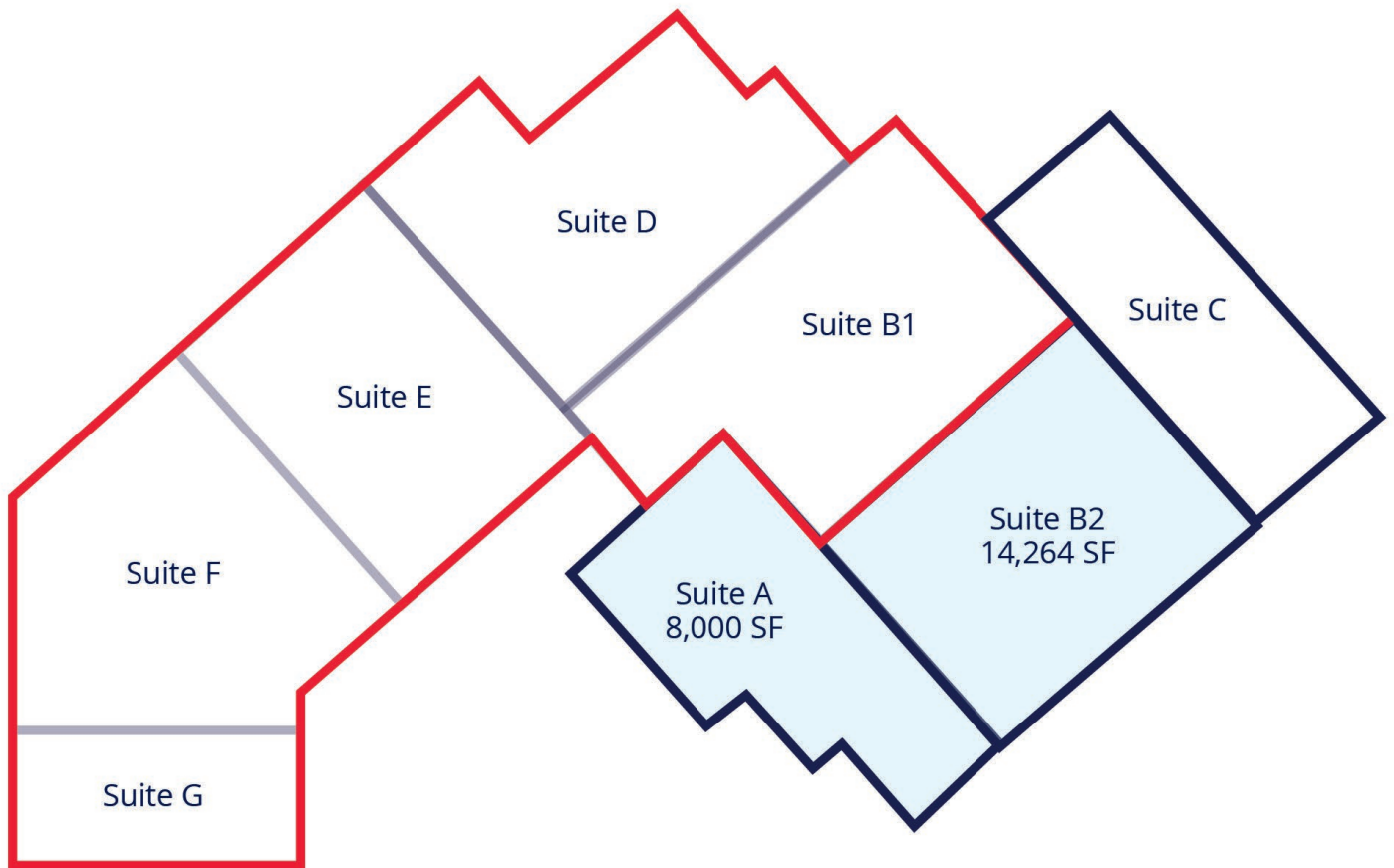
Suite A private office

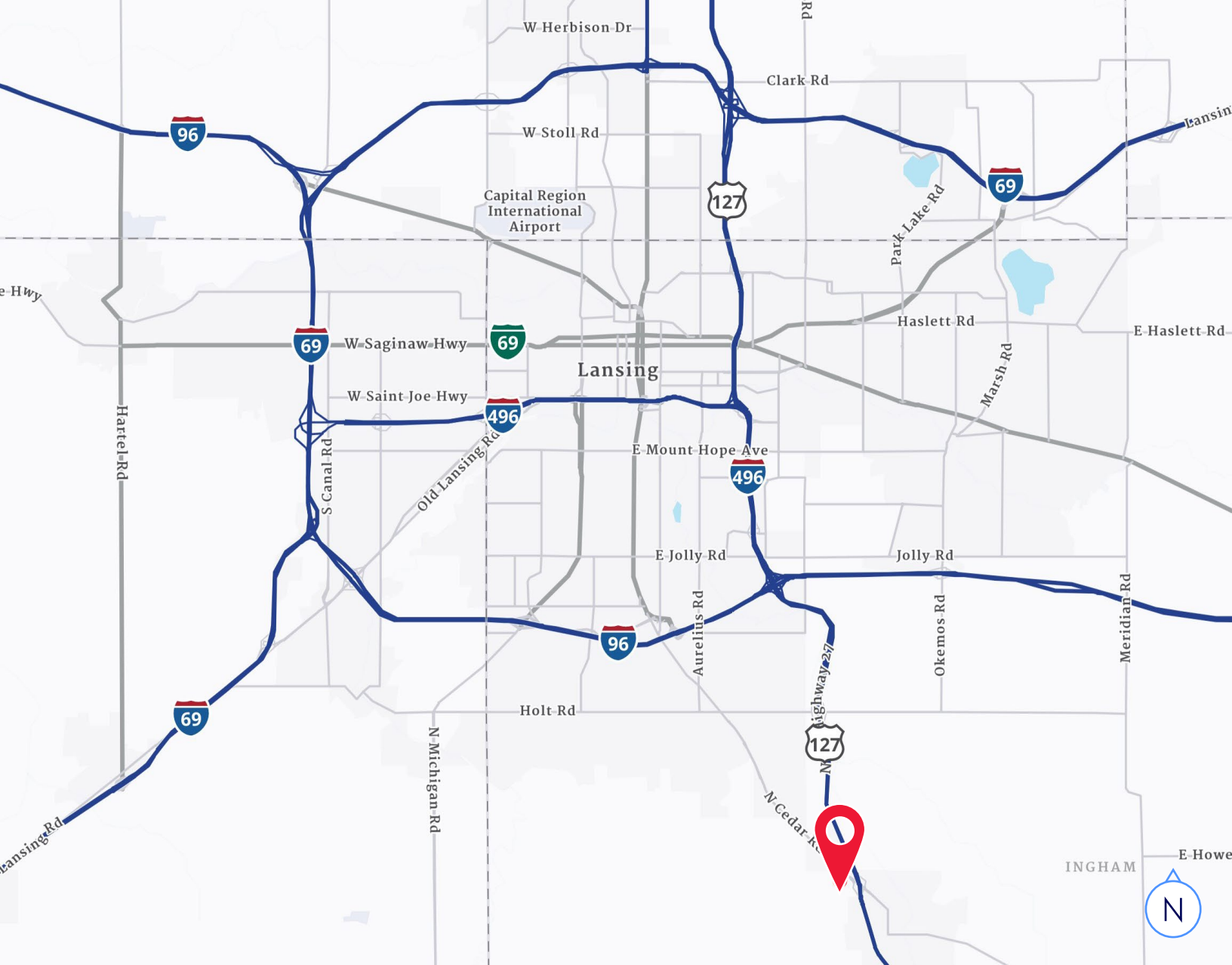


B2 warehouse

4200 Legion Dr

8,000 - 22,264 SF





US-127

0.4 mile east

I-96

7.2 miles north

I-496

7.8 miles north

East Lansing

13.1 miles

Lansing

13.8 miles north

Flint

60.3 miles northeast

Detroit

92.0 miles east



View online at
colliers.com/lansing

Julie O'Brien
Senior Vice President
517 230 8944
julie.Obrien@colliers.com

Colliers Lansing
2501 Coolidge Rd
Ste 300
East Lansing, MI 48823

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com