



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
- Available for Immediate Occupancy
- Total Available SF:  $\pm 8,000$  SF to  $\pm 37,264$  SF
  - 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  $\frac{1}{2}$  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**

Senior Vice President  
517 230 8944  
julie.obrien@colliers.com

### Colliers Lansing

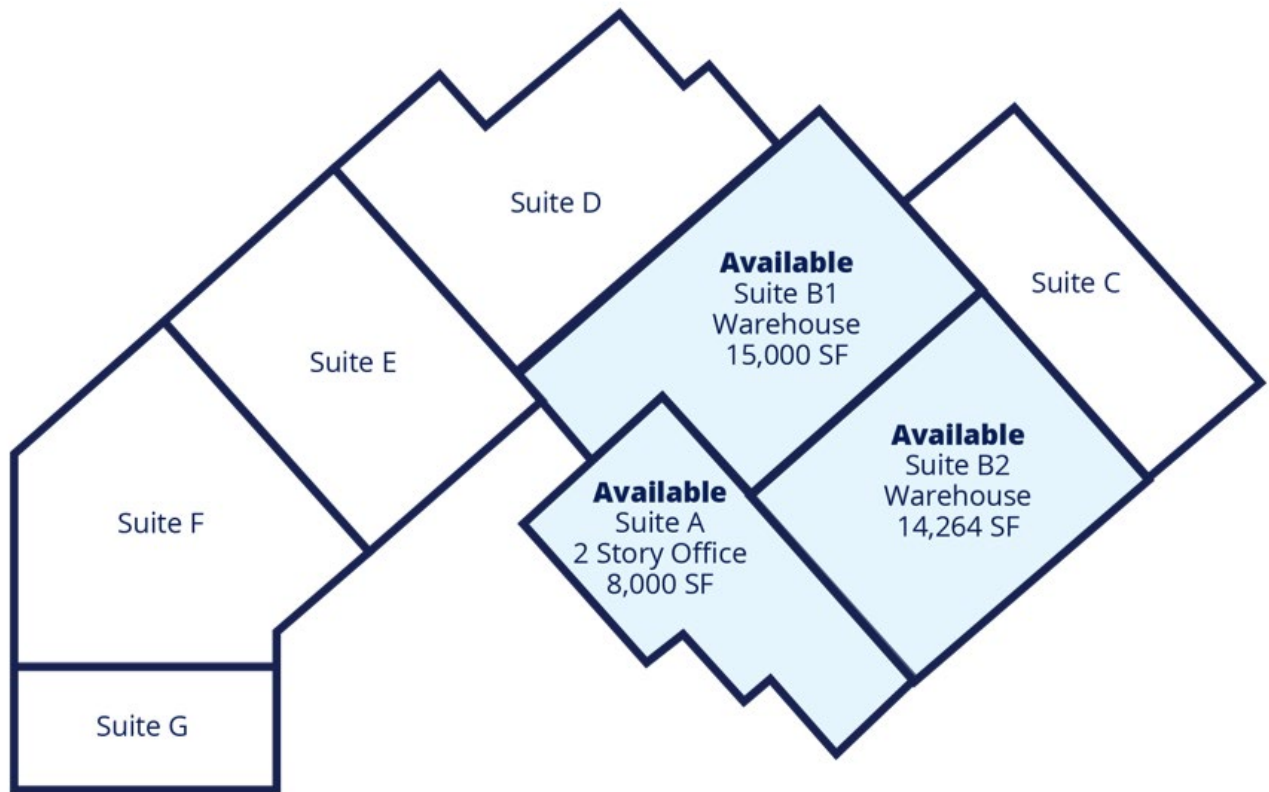
2501 Coolidge Rd, Suite 300  
East Lansing, MI 48823  
colliers.com/lansing



±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

## Site Plan & Property Details



### Property Details

<b>Gross SF:</b>	85,698 SF
<b>Office SF:</b>	8,000 SF
<b>Year Built/Renovated:</b>	1958/1995
<b>Zoning</b>	M-1
<b>Docks:</b>	5
<b>Drive-In:</b>	2
<b>Warehouse Power:</b>	3-Phase; 480 Volt; 2,000 Amp Power in B1 and B2
<b>Parking:</b>	±30-40
<b>Clear Height:</b>	12'-30'
<b>Utilities:</b>	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

±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

## Suite B1 Warehouse Photos



±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

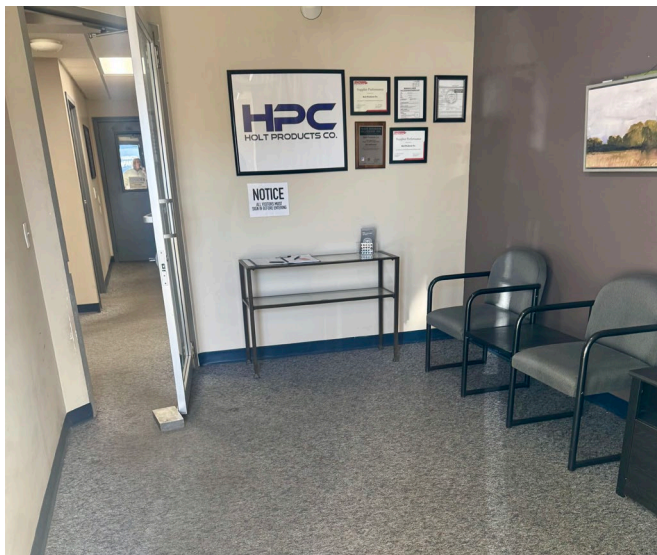
## Suite B2 Warehouse Photos



±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

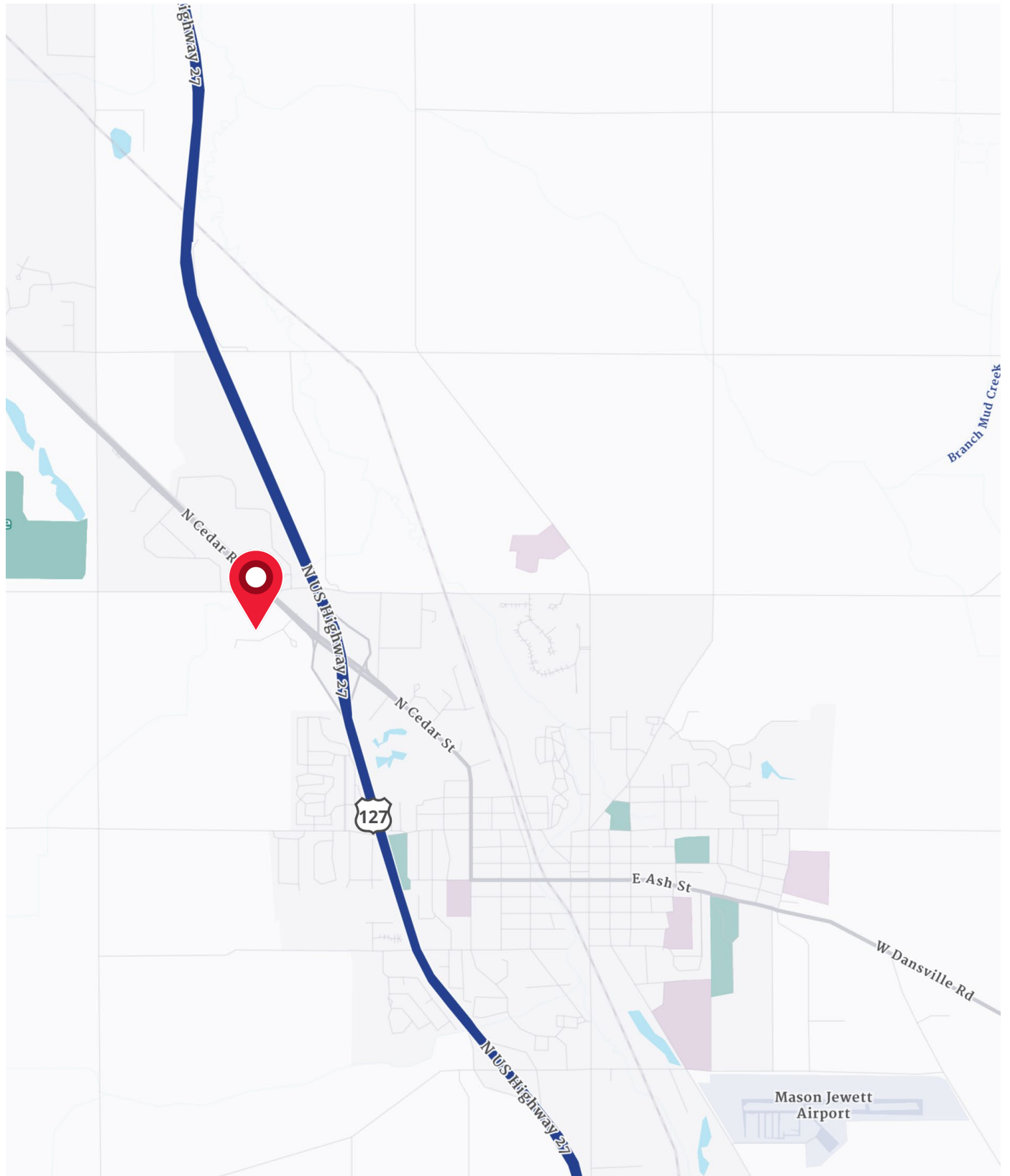
## Suite A Office Photos



±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

# Location Map



±37,264 SF OF INDUSTRIAL SPACE FOR LEASE

Colliers

# Property Aerial



**Julie O'Brien**  
Senior Vice President  
517 230 8944  
[Julie.obrien@colliers.com](mailto:Julie.obrien@colliers.com)