

FOR SALE OR LEASE

101,435 SF

1100 PEARL STREET
CHESANING, MI

FORMER WINDSHIELD ASSEMBLY PLANT
RENOVATED 2026

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PROPERTY SUMMARY

1100 Pearl Street | Chesaning

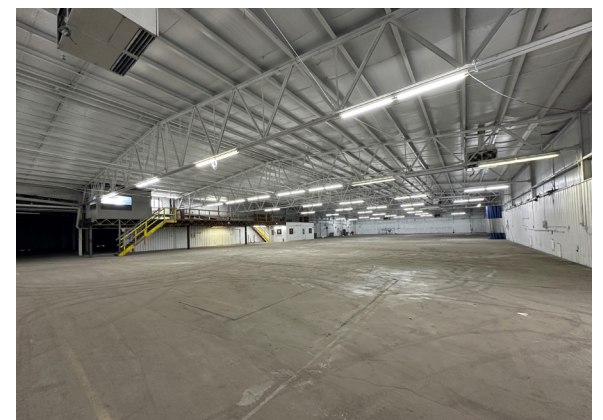
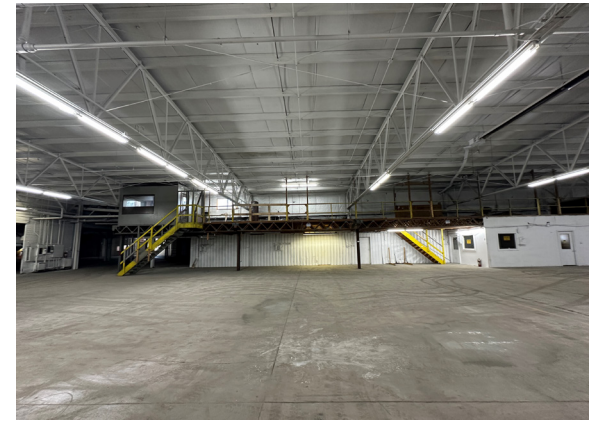


Total SF:	101,453
SF Breakdown:	Warehouse 95,775 Office 5,678
Site Area:	9.62
Year Built:	1949
APN:	13-09-3-16-0644-800
Building Use:	Prior use: windshield assembly
Zoning:	M-1: Manufacturing
Room for Expansion:	Yes
Ample Auto/ Trailer Parking:	Ample striped spaces with parking adjacent and surrounding
Outside Storage:	Per code
Construction Type:	Concrete block with pre-engineered steel
Cranes:	No
Air Lines:	Yes
Site Fencing:	Partial
Roof:	Metal
Power:	2,000amps/460v/3p
Fire Suppression:	Landlord may install subject to terms
Breakroom Restrooms:	Yes 3 office restrooms One set of women's and men's in plant

Bay Size/Column Spacing:	Bay 1 - 37' x 197', 11' x 14', 2 OHD (west) Bay 2 - 67' x 213', 1 OHD (13'5" x 17') Bay 3 - 38' x 261', 13' x 19', crane Bay 4 - 38' x 261', 13' x 19', OHD Bay 5 - 48' x 171', 14' South Bay 99' x 238'
Ceiling Clearance:	Older section is 12'.5", majority ranges 13'-19' with some high areas at 21' Bay 1 – 11' to 14' Bay 2 – 13.5' to 17' Bay 3 – 13' to 19' Bay 4 – 13' to 19' Bay 5 – 14'
Docks:	Seven (7) (doors are 8.5'x8')
Grade Doors:	Seven (7) total 1 – 14.5'x14.5' and 2- 14'x14' (drive thru)
Floor Thickness:	6"
Lease Rate:	\$3.95/SF NNN
Operating Expenses:	Real estate taxes Insurance CAM Total
Sale Price:	\$2,985,000 (\$29.42/SF)
Utilities and Providers:	Natural gas provider Water/Sewer provider
Miscellaneous:	• Large outdoor storage or parking lot adjacent to building • Vacated at the end of 2025; fully functional and ready for occupancy • Renovated in 2026 by professional Landlord • Less than 22 miles to Hemlock's semiconductor and solar panel manufacturing facilities • Value-add opportunity • Located between Flint, Saginaw, and Lansing

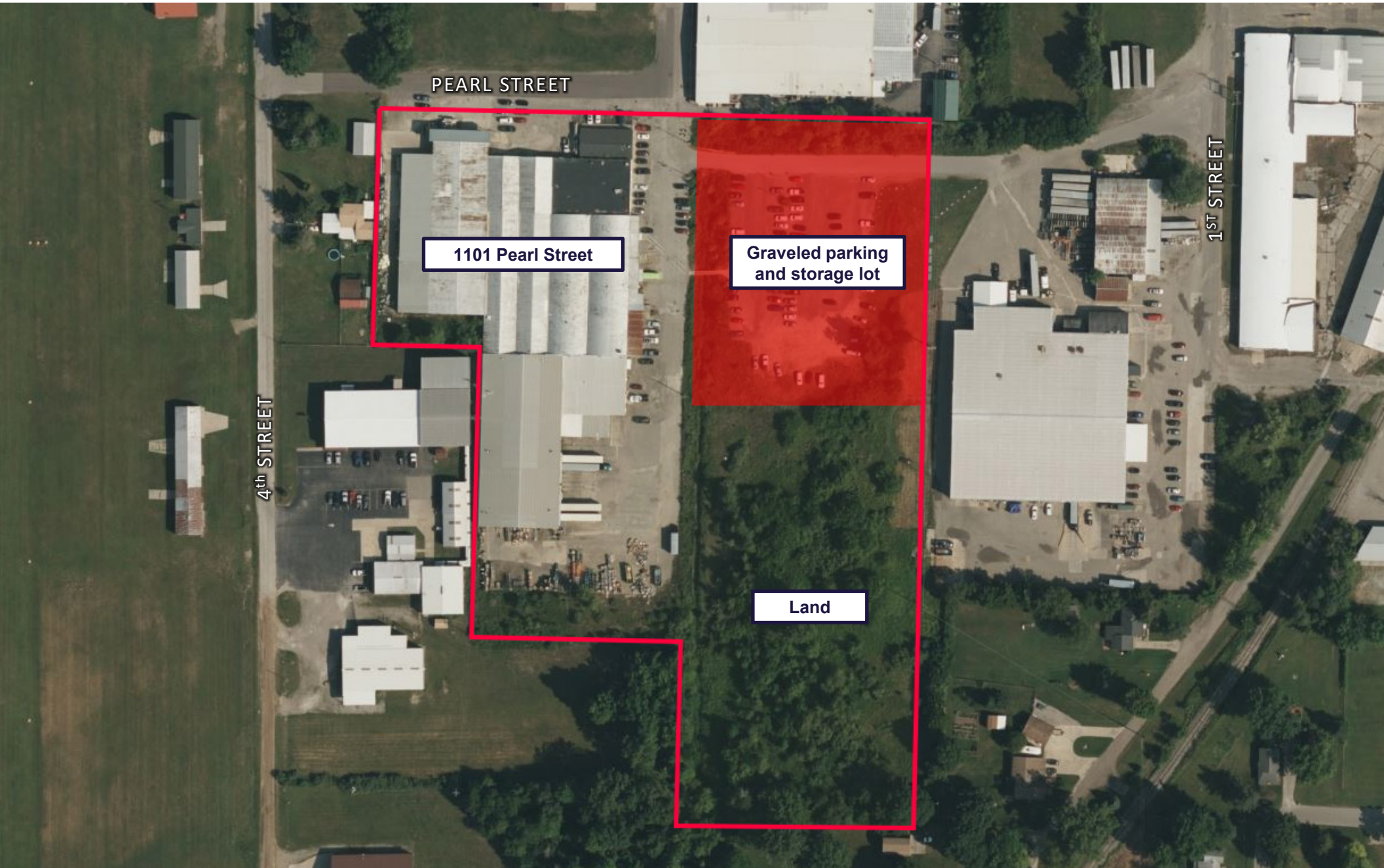
PHOTOS

1100 Pearl Street | Chesaning



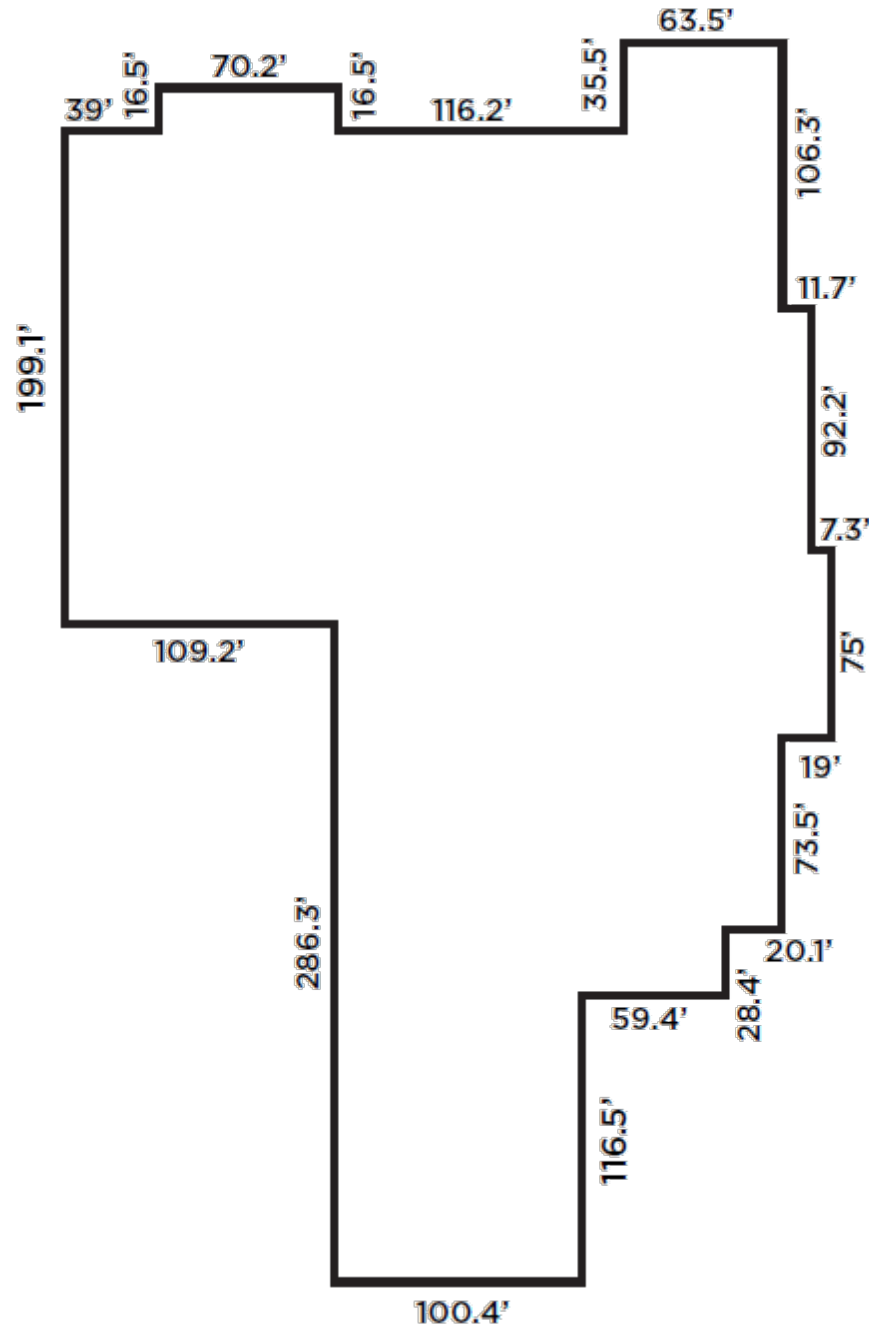
PROPERTY AERIAL

1100 Pearl Street | Chesaning



FLOORPLAN

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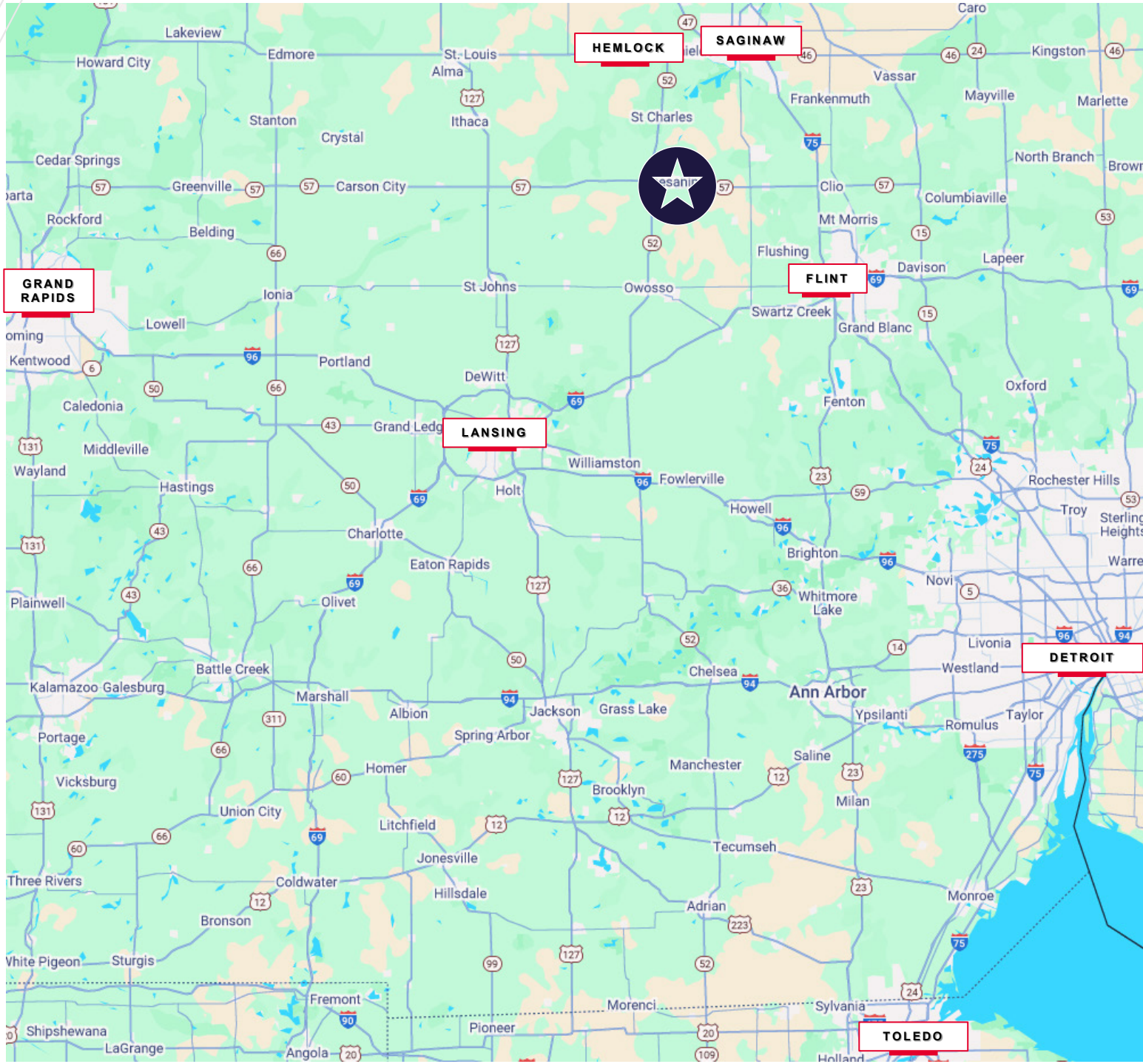


MAP

1100 Pearl Street | Chesaning



Distance to	# of Miles
I-75	18
Hemlock	24
I-69	25
Saginaw	25
Flint	34
Lansing	56
Grand Rapids	90
Detroit	99
Windsor, ON	110
Toledo, OH	138



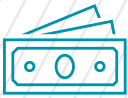
DEMOGRAPHICS

1100 Pearl Street | Chesaning

SAGINAW COUNTY (US Census Bureau)



POPULATION
187,714



AVERAGE MANUFACTURING WAGE
\$16.50/HR



WORKFORCE
77,307



BUSINESSES
3,036



AVERAGE HOUSEHOLD INCOME
\$58,347



UNEMPLOYMENT RATE
7.6%



EDUCATION
Bachelor Degree – 23.4%
High School Diploma – 91.1%

Saginaw County, Michigan

Saginaw County is located in central, eastern, Michigan. It is made up of 3 cities, 27 townships, and 6 villages across 816 square miles. Saginaw is the municipality of the Greater Tri-Cities region in Michigan.



SCHOOLS

- Delta College
- Kettering University
- Saginaw Valley University
- Central Michigan University
- Alma College
- Northwood University
- Mott Community College



LOCAL CORPORATIONS

- Nexteer Automotive
- Duro Last
- General Motors
- Means Industries
- Orchid Bridgeport
- Cignys
- Fullerton Tool Company



NEARBY PROJECTS

- \$900 million solar component factory is being constructed by Corning Inc. in Richland Twp, MI near the Hemlock semiconductor plant
- The facility is planned by Solar Technology, a subsidiary of Corning Inc.
- Estimated to bring 1,100 clean energy jobs to Michigan



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