

FOR SALE

165,620 SF (2 BUILDINGS)

1101 PEARL STREET &
200 FIRST STREET
CHESANING, MI



**FORMER GLASS MANUFACTURING &
WINDSHIELD ASSEMBLY PLANT**

CRAIG HERSCHEL, SIOR
Director
+1 419 944 5182
craig.herschel@cushwake.com

KYLE PASSAGE
Senior Associate
+1 248 358 6113
kyle.passage@cushwake.com



PROPERTY SUMMARY

1101 Pearl Street | 200 1st Street, Chesaning



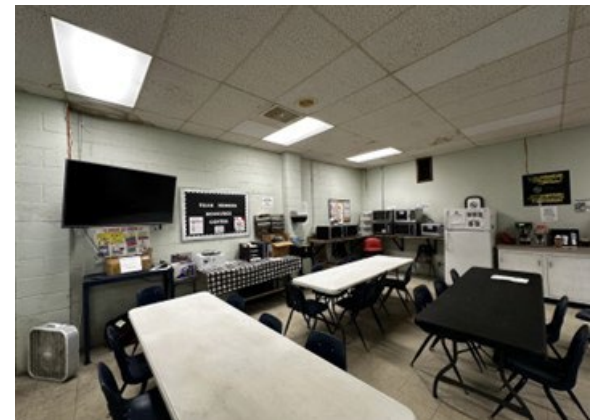
	<u>1100 Pearl Street</u>	<u>200 1st Street</u>
Total SF:	165,620 SF total between two buildings	
SF Breakdown:	101,453 SF	53,571 SF 2,783 SF – second floor 9,363 SF – quonset hut 1,233 SF – maintenance
Site Area:	16.088 acres total (multiple parcels)	Included on 16.088 acres
Year Built:	1949	1978
APN:	13-09-3-16-0644-800	13-09-3-16-0548-000 13-09-3-16-0598-000 (land parcel)
Building Use:	Windshield assembly	Glass production
Zoning:	M-1: Manufacturing	M-1: Manufacturing / B-1: Central Business
Room for Expansion:	Yes	Yes
Auto/ Trailer Parking:	Striped spaces with parking adjacent and surrounding	Additional parking lots between buildings
Outside Storage:	Per zoning current tenant is currently occupying outside storage	
Construction Type:	Concrete block with pre-engineered steel	Concrete block with pre-engineered steel
Cranes:	No	Yes
Air Lines:	Yes (compressors will be removed by tenant)	Yes
Fire Suppression:	No	Yes
Site Fencing:	Partial	No

	<u>1100 Pearl Street</u>	<u>200 1st Street</u>
Roof:	Metal	Metal
Breakroom	Yes	Yes
Restrooms:	3 office restrooms One set of women's and men's in plant	2 office restrooms One set of women's and men's in plant
Power:	2,000amps/460v/3p	6,800amps/460v/3p
Bay Size/Column Spacing:	50'x15' in older section Newer sections are clear span with sections as wide as 66'	24'x70'
Ceiling Clearance:	Older section is 12'.5", majority ranges 13'-19' with some high areas at 21'	20'-24'
Docks:	Seven (7) (doors are 8.5'x8')	One (1)
Grade Doors:	Three (3) total 1 – 14.5'x14.5' and 2- 14'x14' (drive thru)	Three (3) total Drive thru bay running east – west under crane
Floor Thickness:	6"	6"
Asking Price:	\$1,250,000 (\$7.54/SF) for both buildings	
Real Estate Taxes	\$25,106.82	\$34,902.53 \$1,142.00 (land parcel)
Miscellaneous:	<ul style="list-style-type: none"> • Less than 22 miles to Hemlock's semiconductor and solar panel manufacturing facilities • Two building manufacturing complex • Value-add opportunity • Potential to split land that fronts on W. broad St. and sell for commercial development • Located between Flint, Saginaw and Lansing • Current tenant intends to vacate in August • Some equipment may be available for purchase 	

PHOTOS

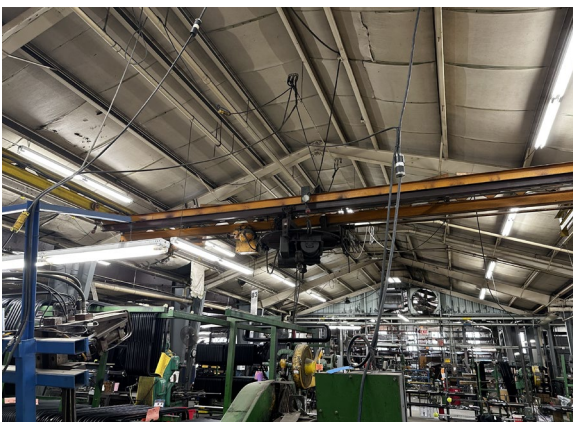
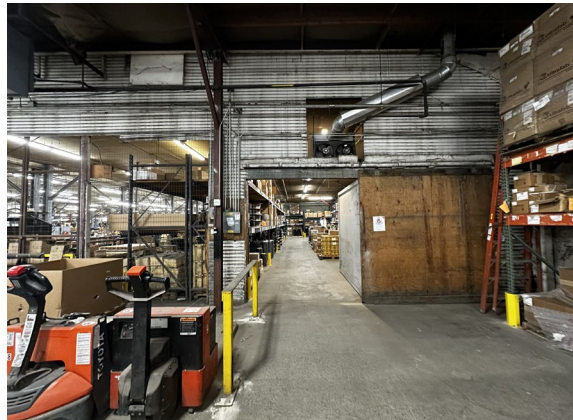
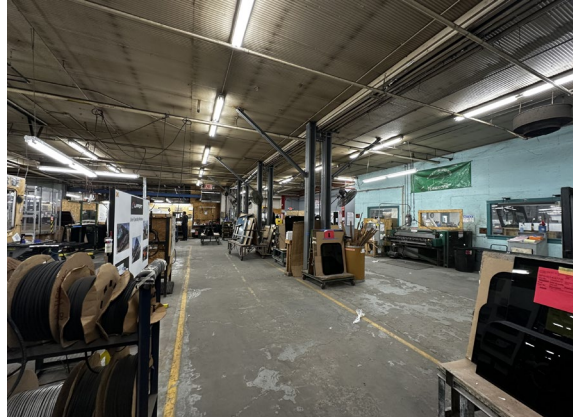
1101 Pearl Street, Chesaning

**CUSHMAN &
WAKEFIELD**



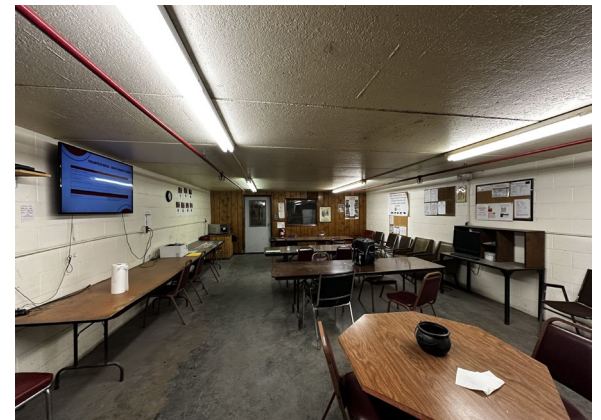
PHOTOS

1101 Pearl Street, Chesaning



PHOTOS

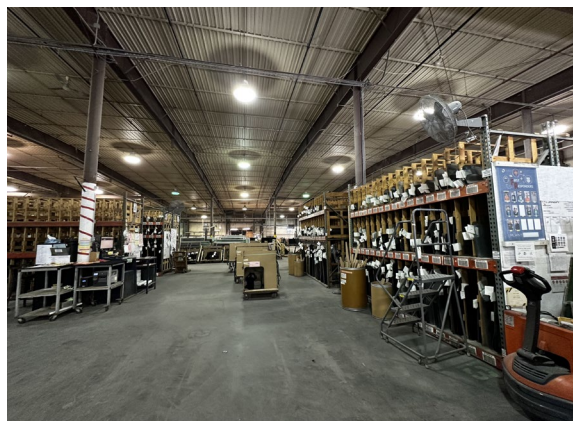
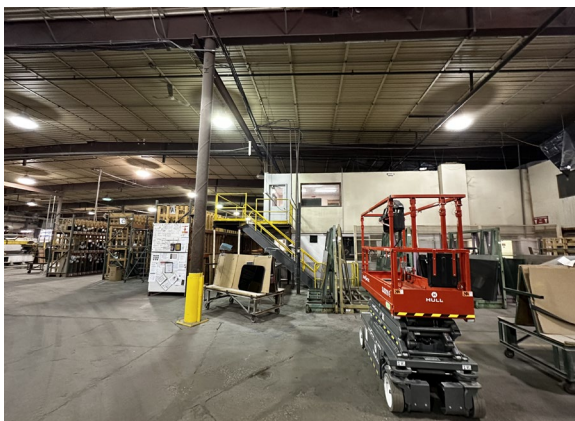
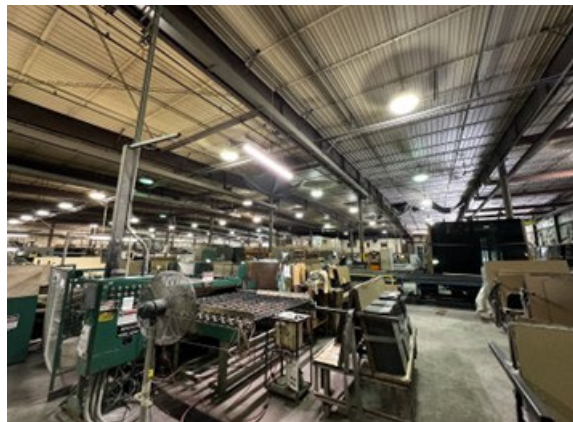
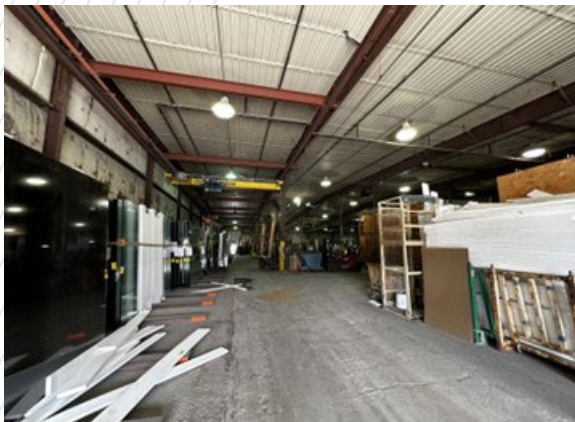
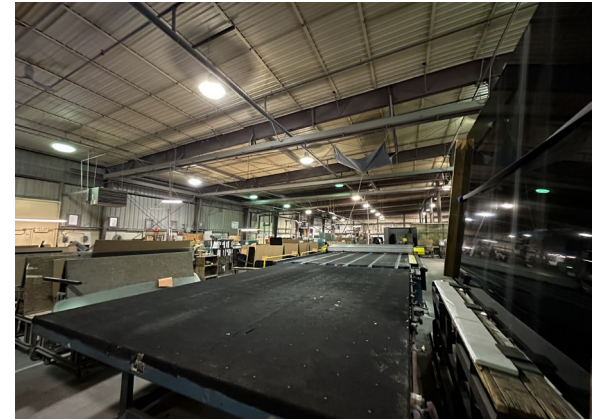
200 1st Street, Chesaning



PHOTOS

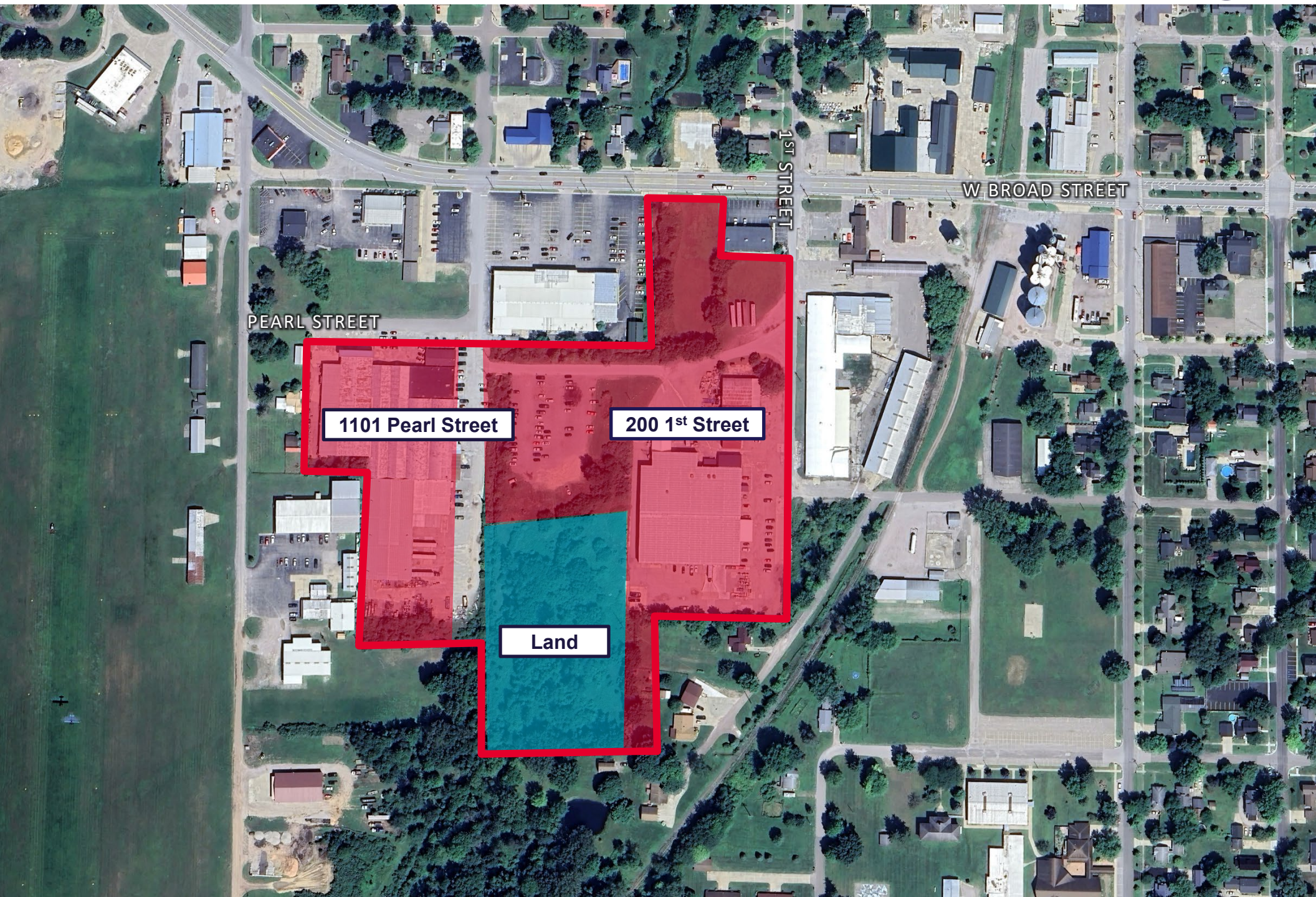
200 1st Street, Chesaning

 CUSHMAN &
WAKEFIELD



PROPERTY AERIAL

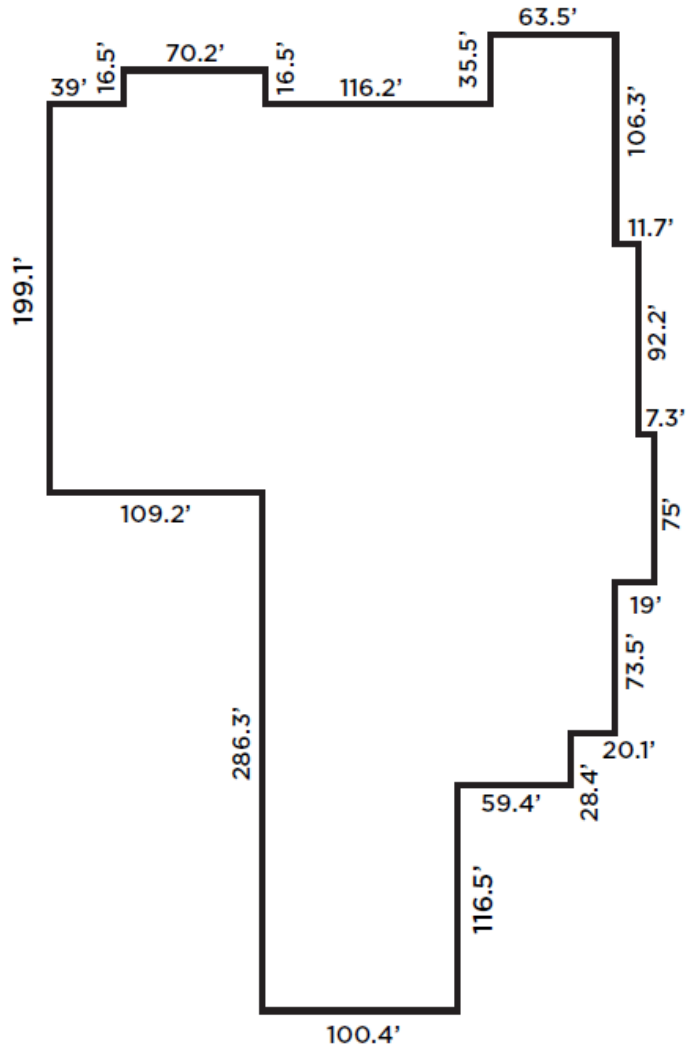
1101 Pearl Street | 200 1st Street, Chesaning



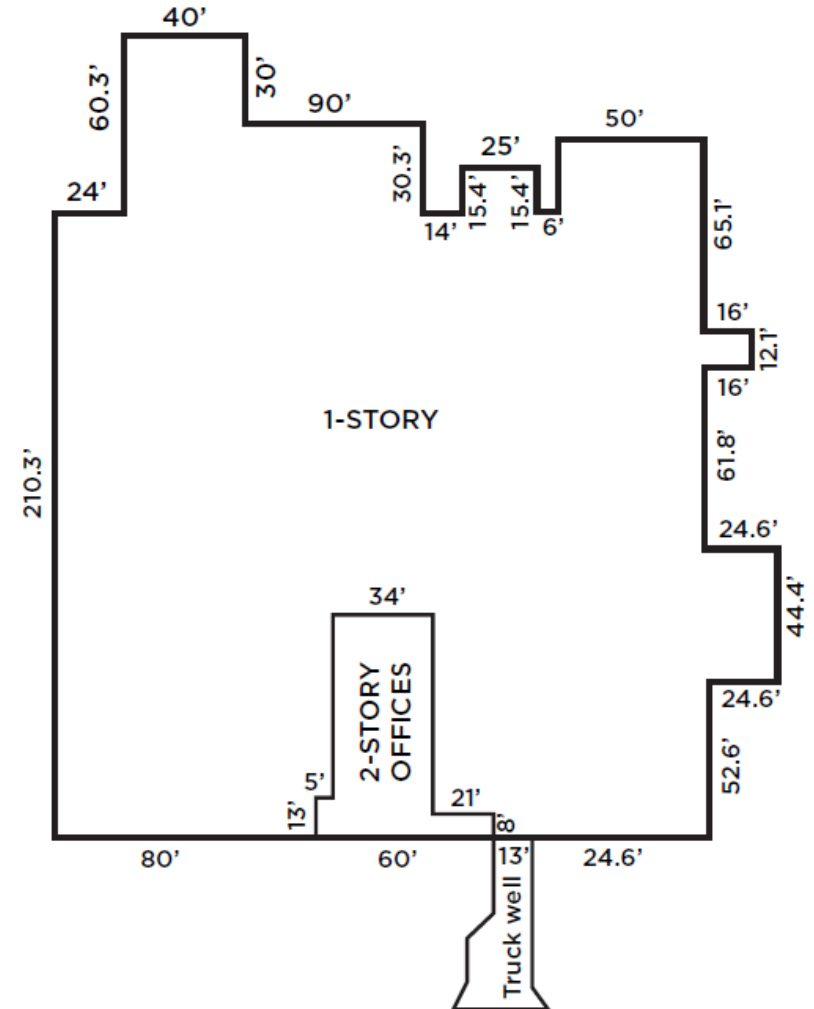
FLOORPLAN

1101 Pearl Street | 200 1st Street, Chesaning

1101 Pearl Street



200 First Street

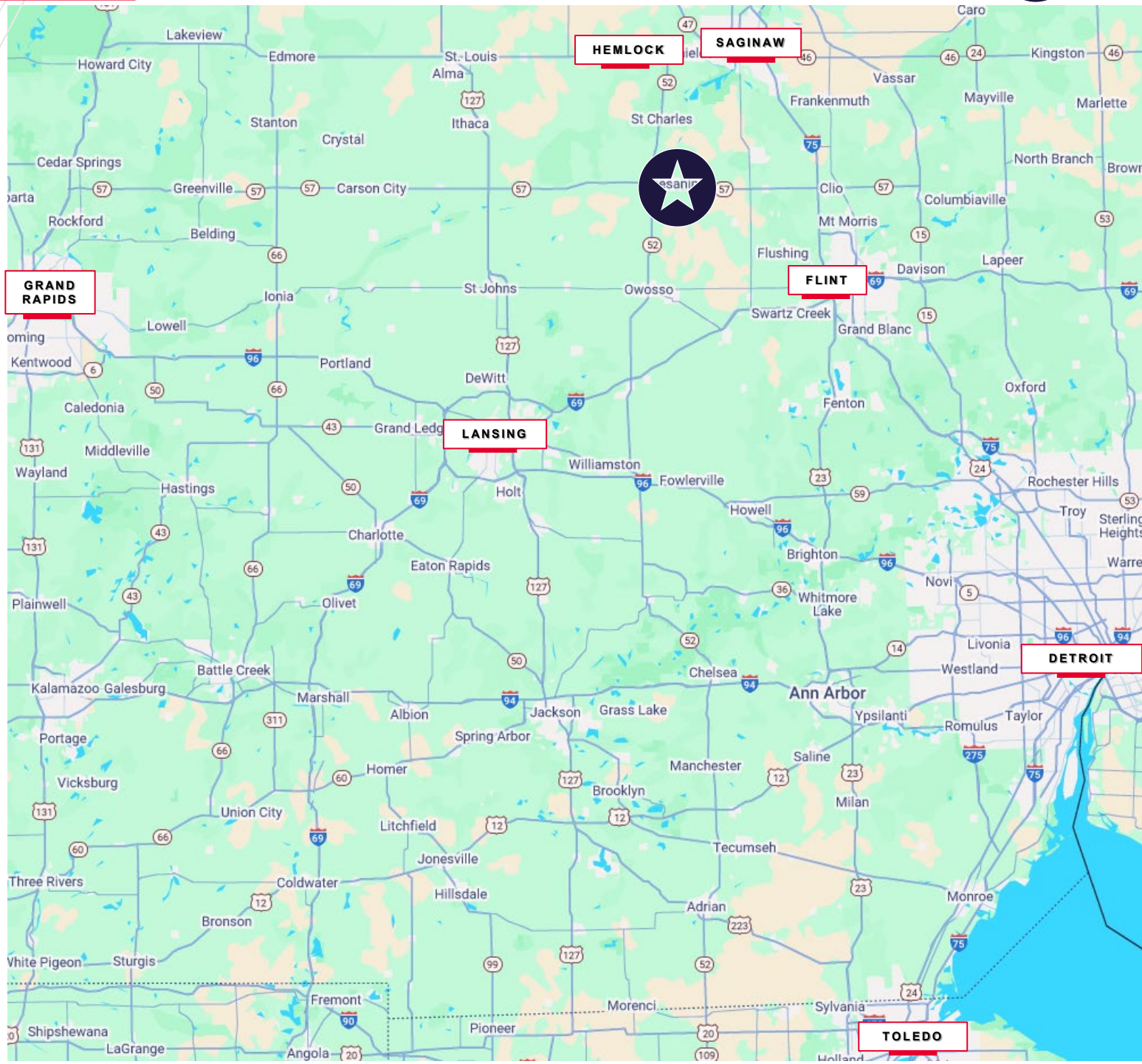


MAP

1101 Pearl Street | 200 1st Street, Chesaning



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



DEMOGRAPHICS

1101 Pearl Street | 200 1st 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 planned 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



1101 Pearl Street
200 S 1st Street
Chesaning, MI 48616



CONTACT

CRAIG HERSCHEL, SIOR
Director
+1 734 492 0089
craig.herschel@cushwake.com

KYLE PASSAGE
Senior Associate
+1 248 358 6113
kyle.passage@cushwake.com



27777 Franklin Rd, Suite 1050
Southfield, MI 48034
+1 248 358 6100
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.