

# 45 ACRE FORMER JOB CORPS CAMPUS FOR SALE

345 JOB CORPS RD., GOLCONDA, IL 62938



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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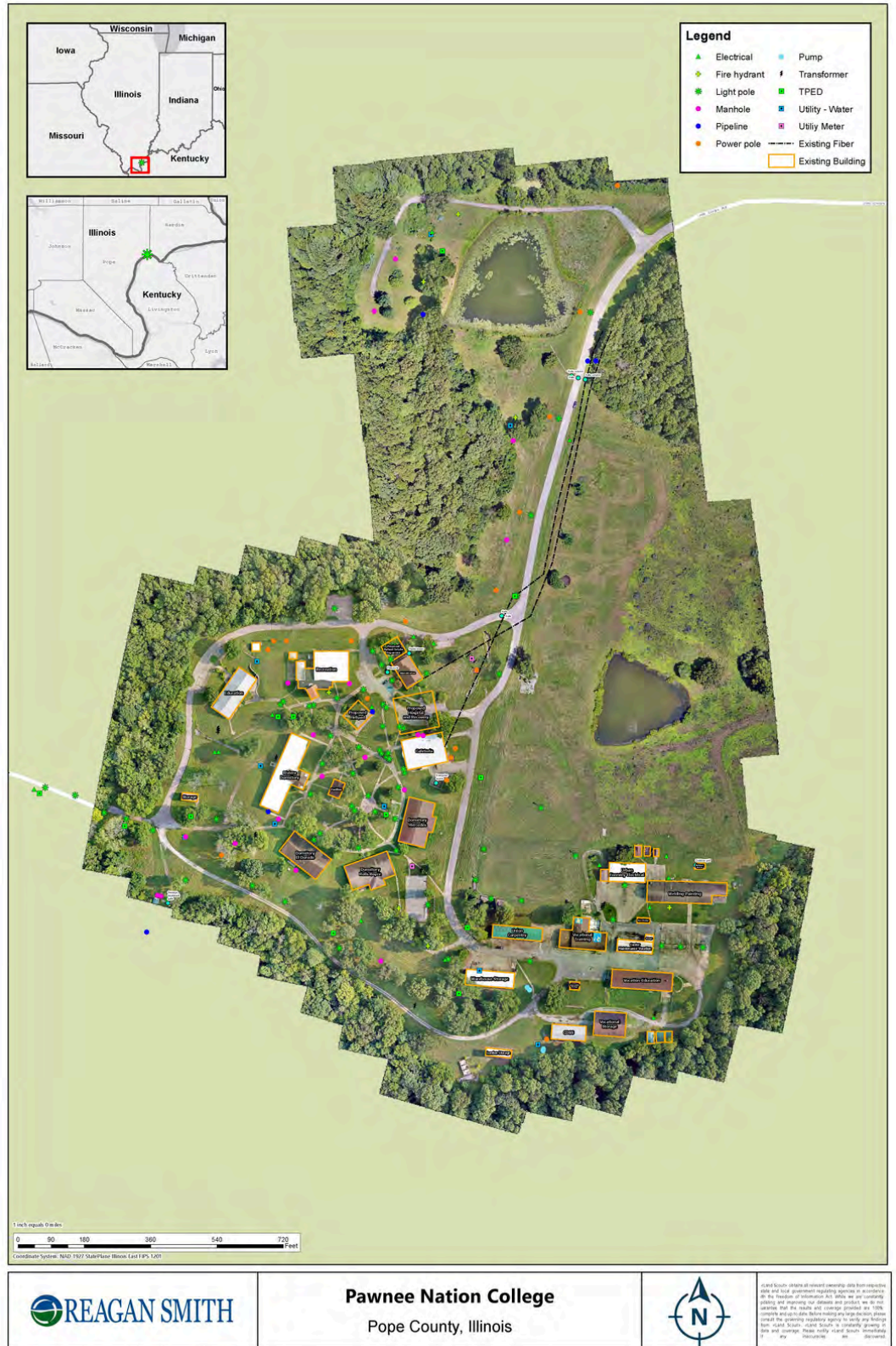


This 45 acre former job corps campus is comprised of 33 buildings totaling 133,413 SF.

The 45 acre site has been carved out of a 300+ site where current ownership would retain the remaining wooded lot.

The campus has its own sewer treatment facility. Sprinklers available in a handful of the buildings.

This campus-like facility has numerous future uses including: private board school, institutional health, retreat facility and many more.



# WELCOME CENTER / DORMS / RECREATIONAL AREA



FLAG CIRCLE



PAVILLION



SIGN



# DORMITORIES

Four dormitories capable of accommodating 230 people in four-person dorm rooms

**ROLLS ROYCE DORMITORY**



**ROLLS ROYCE DORMITORY**



**ELDORADO DORMITORY**



**MERCEDES DORMITORY**



# DORMITORIES CON'T

345 Job Corps Rd., Golconda, IL

## RIVIERA DORMITORY



EXTERIOR



DORMITORY ENTRANCE



HEAVY POWER



# PROPERTY PHOTOS

345 Job Corps Rd., Golconda, IL

WELCOME CENTER



CAFETERIA



GYMNASIUM



GYMNASIUM

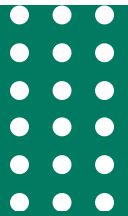


Welcome center, large cafeteria, gymnasium and activity center, outdoor basketball court, softball diamond, as well as multiple warehouses and facilities.

# VOCATIONAL BUILDINGS



Center was used to train young adults for professions such as welding, vehicle maintenance, carpentry, painting, culinary arts, electrical, and forestry as well as career development.



# VOCATIONAL BUILDINGS

345 Job Corps Rd., Golconda, IL

## CARPENTRY



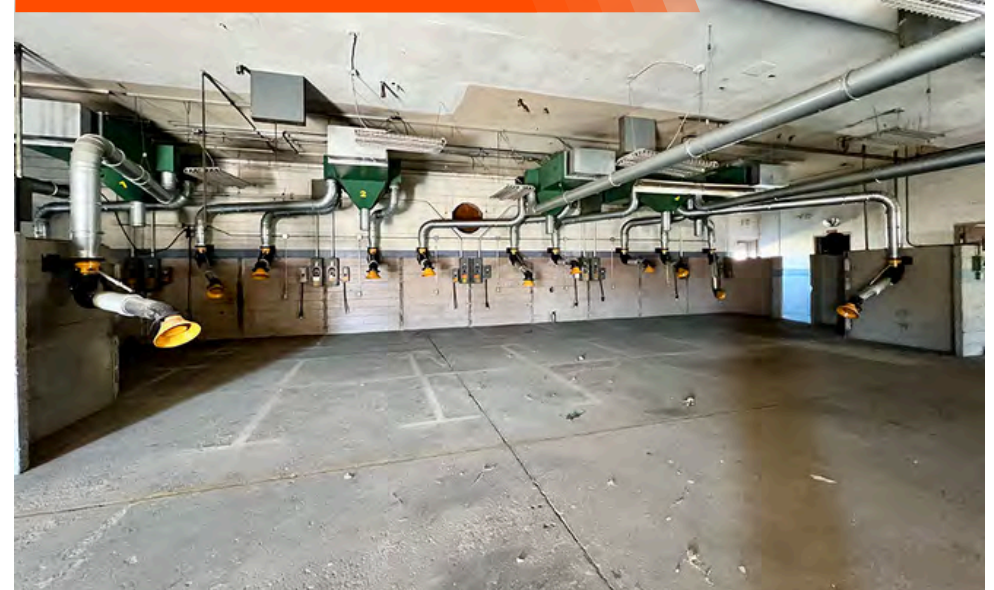
## FORESTRY



## COUNSELING



## WELDING & PAINTING





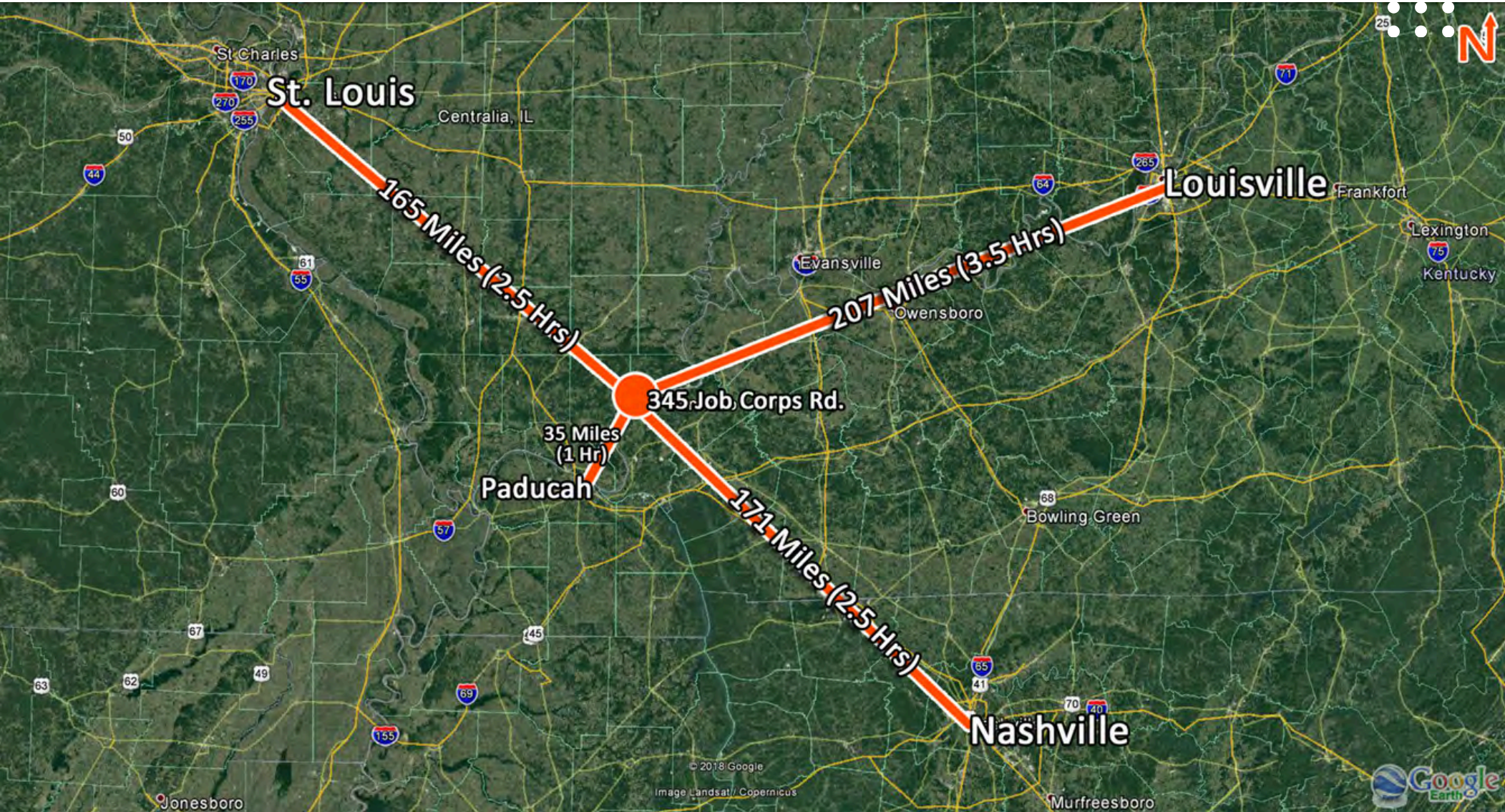
# ADDITIONAL PROPERTY PHOTOS

345 Job Corps Rd., Golconda, IL



# AREA MAP

345 JOB CORPS RD., GOLCONDA, IL 62938



Facility is located one hour North of Paducah, KY, two and a half hours Southeast of St. Louis, MO, two and a half hours Northwest of Nashville, TN and three and a half hours Southwest of Louisville, KY.

# OFFICE/RETAIL PROPERTY SUMMARY

345 JOB CORPS ROAD

**LISTING #** 3066

## LOCATION DETAILS:

**Parcel #:** 06-1-34-055-004-001; 06-1-34-055-009  
**County:** IL - Pope  
**Zoning:** N/A

## PROPERTY OVERVIEW:

**Building SF:** 133,413  
**Min Divisible SF:** Varies per Bldg  
**Max Contig SF:** Varies per Bldg  
**Office SF:** 133,413  
**Lot Size:** 45.0 Acres  
**Parking Spaces:** 50  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1965  
**Yr Renovated:** 2010  
**Ceilings:** 9'-16'

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE INFORMATION:

**Sale Price:** \$1,975,000

## PROPERTY DESCRIPTION:

This 45 acre former job corps campus is comprised of 33 buildings totaling 133,413 sf: welcome center, four dormitories capable of accommodating 230 people in four-person dorm rooms, large cafeteria, gymnasium and activity center, outdoor basketball court, softball diamond, as well as multiple warehouses and facilities. Center was used to train young adults for professions such as welding, vehicle maintenance, carpentry, painting, culinary arts, electrical, and forestry as well as career development. The 45 acre site has been carved out of a 300+ site where current ownership would retain the remaining wooded lot. The campus has its own sewer treatment facility. Sprinklers available in a handful of the buildings. This campus-like facility has numerous future uses including: private board school, institutional health, retreat facility and many more. Contact broker for itemized building details.

The Golconda center opened in 1965 at the site of a former Civilian Conservation Corps camp established in 1933 in Pope County along the Ohio River. It is surrounded by the Shawnee National Forest.

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