



DEPARTMENT OF THE INTERIOR

INFORMATION SERVICE

FISH AND WILDLIFE SERVICE

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GOVERNMENT-OWNED INDUSTRIAL FACILITIES IN SOUTHERN ILLINOIS FOR RENT, KRUG ANNOUNCES

Attractive opportunities for U. S. industry were revealed today, when Secretary of the Interior J. A. Krug announced the availability for leasing of extensive industrial facilities on the Crab Orchard National Wildlife Refuge in Southern Illinois.

Low rents, complete low-rate utility services, excellent transportation facilities, and a large labor market characterize this Government-owned industrial area, Secretary Krug said. The area is located close to major Midwest markets and distributing points, and is adjacent to many stable, enterprising communities.

Operated as the Illinois Ordnance Plant during World War II, the industrial area was part of the Government-owned lands transferred to the Department of the Interior's Fish and Wildlife Service by P.L. 361, 80th Congress, in August 1947, for the establishment of the Crab Orchard National Wildlife Refuge. According to the law, the Fish and Wildlife Service is responsible for "the development of industry, recreation, and agriculture" on the 45,000-acre Refuge's non-wildlife sanctuary areas.

The Refuge's industrial area is located in Williamson County, Illinois — 90 miles southeast of St. Louis, Mo., 50 miles northwest of Paducah, Ky., and 80 miles southwest of Evansville, Ind. Within 11 miles of the Refuge are the small cities of Carbondale, Herrin, and Marion.

Two-hundred thousand persons live within a 25-mile radius of the Crab Orchard Refuge. They inhabit 52 incorporated communities, varying in population from 200 to 15,000. Seventy-six percent of the region's household heads own their own homes.

Secretary Krug stated that approximately 200 warehouse and factory buildings can now be rented. The buildings have one floor, and range in size from 28 to 44 feet, to 71 by 380 feet. Rentals are based on square-footage. Depending on facilities and type of construction, the buildings are available at 15¢, 17¢, or 20¢ per square foot per year.

Most of the buildings have concrete foundations and floors, and wood frames with corrugated protected metal walls and roofs, the Secretary said. Others have cement asbestos shingle roofs and walls, or corrugated sheet roofs and walls.

To maintain the Crab Orchard Refuge's industrial area, the Fish and Wildlife Service employs a staff of building superintendents, plumbers, electricians, carpenters, painters, stationary boiler firemen, sewage and water specialists, filter plant and disposal plant operators, security and administrative personnel, and railroad locomotive engineers, brakemen, and track laborers.

Within the industrial area are 88 miles of standard gauge railroad, connecting to the Illinois Central and the Chicago, Burlington, and Quincy Railroads. Rail spurs and sidings are provided to most of the factory and warehouse buildings. The Government-owned interplant railroad system includes a yard with a capacity of 186 incoming and 111 outgoing freight cars, and two Diesel locomotives.

Steam for heating and manufacturing uses is supplied to industrial tenants at the average prevailing rates of local utility companies. The steam is generated in nine coal- and oil-burning boiler houses with a total combined capacity of 6,800 boiler h.p.

Water supply for both fire protection and operating use is obtained through a central pumping station from the 7,000-acre Crab Orchard Lake, located within the Refuge. The water system contains a complete filtering and treatment plant, one 5 million-gallon concrete reservoir, four 250,000-gallon elevated steel tanks, and one 150,000-gallon elevated steel tank. Chlorinated before entering the banks, the water is brought by almost 30 miles of steel and cast iron distribution pipes to the industrial buildings.

Water rates range from 33¢ per 1,000 gallons for tenants who use less than 20,000 gallons of water, to 9¢ per 1,000 gallons for those who use more than 3 million gallons.

Industrial tenants pay one-half their total water charge for sewage service. The sanitary sewage system of the Refuge's industrial area consists of an activated sludge-type sewage treatment plant, 17 miles of sewer lines, and seven electrically operated sewage lift stations.

Waste disposal service is provided to industrial tenants on an actual cost basis.

Electric power is furnished by the Central Illinois Public Service Company. Two power lines come into the area, each line consisting of a 33-KV, 3-phase, 3-wire, 60-cycle nongrounded system. Inside the plant site are 40 miles of primary and secondary distribution lines, all overhead construction on wood poles. Also, two 7,500 KVA, 33 KV/6.9 KV substations, and the necessary transformer banks to supply all of the industrial buildings with 120 volt, 208 volt, and 440 volt power, as required.

An automatic dial telephone system, operated by the Illinois Commercial Telephone Company in Marion, is available to the Refuge's industrial tenants.

The industrial area has 94 miles of water-bound, macadam roads, practically all of 2-lane width. The road system is extended to the Refuge's 11 entrances, through which connections are made to Illinois State Road 13, on the north; to country roads to Anna and Carbondale, Ill., on the west; to Illinois State Road 37 and Marion, on the east; and to Illinois State Road and U. S. Highway 51, on the south.

Scattered parking areas, surfaced with crushed stone, are available to industrial tenants. Total capacity of all parking areas on the industrial site is about 6,900 cars.

A Class 3 airport is being constructed within a mile of the Refuge's industrial site. Commercial service is expected to begin within a year.

Built in 1941, the 20,000-acre Illinois Ordnance Plant had a peak employment of 10,000 workers. The Plant operated as a loading site for high explosive shells, bombs, and components. Operations ended in 1945.

At the beginning of 1949, the Illinois State Employment Service reported 11,000 persons unemployed in the six counties of the Crab Orchard Lake area. Eighty percent of the unemployed were male. The Employment Service estimated that 15 percent of the area's labor force of approximately 50,000 is skilled, 40 percent semi-skilled, and 45 percent unskilled.

A survey of the Crab Orchard Lake labor market by the University of Illinois Institute of Labor and Industrial Relations, in April 1948, revealed that the region's rate of unemployment was $2\frac{1}{2}$ times the national average.

Once the region's sole industry, but now declining in importance, coal mining employed 31 percent of all the employed workers, according to the survey. Manufacturing accounted for 13 percent of the employed. Average weekly salary of manufacturing workers was \$35.

Twelve varied companies now lease industrial facilities on the Crab Orchard Refuge. Among them are electric parts manufacturers, a stencil machine manufacturer, a warehousing company, a manufacturer of window frames and moldings, a metal decorating and finishing company, an iron casting firm, a roofing and insulating firm, manufacturers of artificial wreaths and easels, and a manufacturer of ammonium nitrate fertilizer.

Largest of the Refuge's industrial tenants is the Sangamo Electric Co., Chicago, which leases three buildings and has dismantled and re-erected five others. They have 525 employees.

The Hoosier Cardinal Corporation, Evansville, Ind., employs 184 and leases six buildings. Diagraph-Bradley Industries, Inc., which has moved its factory and office from St. Louis to the Refuge, employs more than 70 workers, and rents three buildings.

Companies interested in leasing the available industrial facilities should write to the Industrial Manager, Crab Orchard National Wildlife Refuge, Box 35, Cartersville, Ill., listing their industrial requirements and arranging to visit the Refuge's facilities.

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