

Greentree Business Center

Lancaster County is known for its rolling farmland, some of the best in the world. Keeping top-quality farmland in agricultural production is a priority of the Rendell Administration. With 58,000 acres preserved through state and local programs, Lancaster County is second in the entire country in terms of agricultural land preserved. This is also one of the fastest growing areas of the state, and saving farms while accommodating continued business growth, demands creative reuse of former industrial sites.

This is happening at the 66-acre Greentree Business Center in Manheim. Site of a former Raymark Industries complex, where brake shoes

and other asbestos-containing materials were manufactured, significant environmental clean up is now underway. This will entail asbestos and lead paint abatement in buildings, excavation of contaminated soil, and removal of storage tanks. While removing a physical and environmental blight on the Manheim community, this plan will also result in the preservation of greenspace within the overall redevelopment. The local communities have helped speed this job-creating redevelopment by making the area a Keystone Opportunity Zone, thus reducing state and local taxes. It is also a Brown-field Action Team site, insuring expedited approval of needed environ-

mental permits.

While cleanup continues, new businesses are already on site. These include Garden Spot Electric, Amish Country Gazebos, Mid-Atlantic Equipment Group, AAA Recon, Adcock Brothers, Inc., Charter Truck, Hi Tech Concrete Coatings, Jake's Recon, Jaz Detail, Manheim Quality Care, Nels Martin Design, Outlaw Paintball, Pro Fab Associates, Root's Recon, Scenatec, Specialty Car Care, Penn Pac, and BP Neal, bringing approximately 150 jobs to Lancaster County. When this parcel is fully developed as a combined business and manufacturing park, more than 500 people will be working here.



This project is a Brownfield Action Team Project.



Richard Toews, President, Garden Spot Electric Inc

“We bought our building a couple of years ago so we could expand our electrical contracting business. Our needs were for about 30 percent of the building, and we planned on renting out the remaining portion to help pay for the purchase. The building is now 97 percent occupied, including three manufacturers who ship their products nationally. The KOZ was a major factor in bringing us and each of these manufactures to Manheim.

“Visitors entering Greentree industrial park from the southeast, remark on the major improvements and attractiveness of the site. However, if they enter from town on the northwest side, they first see the rundown portion of the lower mill that is just now starting to be cleaned up through the grant/loan package. This will be a major improvement. It should help us to lease out the final 3 percent of our building as office space and attract many other businesses into Manheim.”

PENNSYLVANIA
Land
Recycling
Program



Greentree Business Center
Manheim, PA
before renovation.



Greentree Business Center
Manheim, Pennsylvania
Lancaster County

> ready > set > revitalize

