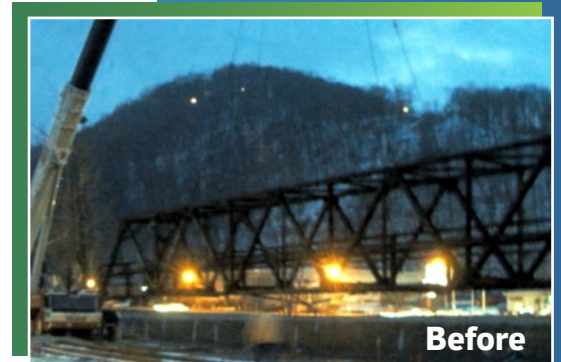


Greentree Business Center



Lancaster County is known for its rolling farmland—some of the best in the world. 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. Saving farms while accommodating continued business growth demands creative reuse of former industrial sites.

This has happened at the 66-acre Greentree Business Center in Manheim. Significant environmental cleanup at the site of a former Raymark Industries complex, where brake shoes and other asbestos-containing materials were manufactured, has concluded. This cleanup entailed asbestos and lead paint abatement in buildings, excavation of contaminated soil, and removal of storage tanks. While removing a physical and environmental blight in the Manheim community, this plan also resulted in the preservation of greenspace. The local communities have helped speed this job-creating redevelopment by making the area a Keystone Opportunity Zone (KOZ), thus reducing state and local taxes. The site is now home to many businesses that could bring over 500 jobs to the area.



“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 occupied and includes three manufacturers who ship their products nationally. The KOZ was a major factor in bringing us and each of these manufacturers to Manheim.”

**Richard Toews, Former President,
Garden Spot Electric, Inc.**

