

LEBANON VALLEY COLD STORAGE AND DISTRIBUTION CENTER

A NEW HOME FOR A GROWING BUSINESS



Lebanon County, PA

CASE STUDY



COMMUNITY
Lebanon County

REGION
Southcentral Pennsylvania

EMPLOYEES
Over 200

IMPACT

- Adds new 160,000-square-foot cold storage facility
- Additional 100,000-square-foot bakery and production facility
- Invests \$70 million
- Creates more than 200 full-time positions
- Provide opportunities for other distributors in the region

NEED FOR NEW SPACE

As a subsidiary of Bake Crafters Food Company, Lebanon Valley Cold Storage and Distribution Center serves as a refrigerated warehouse and distribution center for the company's wholesale baked goods. The company sells large quantities of frozen baked products to school districts and other national accounts in 47 states. Given the concentration of suppliers located throughout the northeast, having Lebanon Valley Cold Storage and Distribution Center in Pennsylvania is a prime spot for collecting and shipping the products.

Over the past five years, Bake Crafters has doubled its sales, due to its quality product and dedicated sales force. Paired with the market demand for frozen and refrigerated warehouse space, it was time for Bake Crafters to find a new home that could accommodate the growing business.

COMMITTED TO GROWING IN PENNSYLVANIA

Bake Crafters wanted to stay in Pennsylvania because of its proximity to the majority of its vendors and customers. While the company approached other facilities in the Northeast and across the state, it ultimately concluded that Lebanon County was best equipped to meet its needs. The company found suitable land to build not one, but two warehouses: one large enough to meet and exceed current demands, and a second that could assist other distributors in the Lebanon Valley region in need of frozen or refrigerated space. Once the site was chosen, Bake Crafters began constructions of Lebanon Valley Cold Storage and Distribution Center.

Partnering with the Lebanon Valley Economic Development Corporation (LVEDC), Lebanon Valley Cold Storage and Distribution Center applied for a low-interest loan through the Pennsylvania Industrial Development Authority (PIDA). In August 2016, PIDA awarded Lebanon Valley Cold Storage and Distribution Center a \$2 million PIDA loan, along with a \$250,000 Pennsylvania First program grant, Job Creation Tax Credits, and WEDnetPA funding for employee training.

"We chose Pennsylvania, and Lebanon County, for the quality of its people. State officials, The Governor Action Team, and the Lebanon County Economic Development Corporation lead by Susan Eberly, have been instrumental in the successful initiation of this project."

— Michael Byrd, President of Bake Crafters and Lebanon Valley Cold Storage and Distribution Center

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DEDICATED TO THE COMMUNITY

In 2016, Lebanon Valley Cold Storage started construction on its 22.83-acre site in the Lebanon Rails Business Park. The first phase of the project involves the construction of a 100,000-square-foot, frozen, refrigerated warehouse with a production area. The expected completion date is July 2017. During phase two, Lebanon Valley Cold Storage and Distribution Center will add 100,000 square feet of frozen and refrigerated space, and 100,000 square feet of production space. Throughout the course of the project, the company will invest more than \$70 million.

Lebanon Valley Cold Storage and Distribution Center's commitment goes far beyond the financial investment, with plans to create over 200 new, full-time jobs. Along with jobs, the facility will bring parallel businesses in the region an opportunity to grow and expand, spurring economic development in the Lebanon Valley and beyond.

Pennsylvania Industrial Development Authority

PIDA provides low-interest loans and lines of credit to eligible businesses that commit to creating and retaining full-time jobs, as well as the development of industrial parks and multi-tenant facilities. Loan applications are packaged and underwritten by certified economic development organizations.

dced.pa.gov/pida

"By building a facility and becoming part of Lebanon County, we are also looking to help build this community. We're excited to provide good-paying jobs and opportunities for other companies to increase their capacity and hope to increase the standard of living in this region."

— Marlene Kreidler,
Vice President of Business
Development, Bake Crafters
Food Company