

WAREHOUSE / OFFICE / COMMERCIAL GARAGE — BUFFALO, NY

91 Holt Street

Buffalo, NY 14206 · With 73 Holt St, 88 Holt St & 86 Lyman St · Erie County

A ±43,542 SF single-story distribution warehouse with attached office and commercial garage, offered together with three adjacent parcels as a single controlled ±2.48-acre assemblage. The building includes 6,760 SF of installed refrigeration (3,760 SF freezer, 3,000 SF cooler) and was built and operated as the Food Bank of Western New York's flagship warehouse. Zoned D-IL Light Industrial, with no minimum parking requirement citywide.

43,542 SF BUILDING**2.48** ACRES, 4 PARCELS**6,760** SF REFRIGERATION**1978** YEAR BUILT

ASKING PRICE

Unpriced

ASSEMBLAGE

4 Parcels

±2.4824 acres combined · 40.3% site coverage.

ZONING

D-IL

Light Industrial · no minimum parking, citywide.

PROPERTY OVERVIEW

A Four-Parcel Assembled Industrial Block.

DESCRIPTION

91 Holt Street is a 1978 single-story distribution warehouse with attached office and a commercial garage / service bay component, built and operated as the Food Bank of Western New York's flagship warehouse — serving roughly 300 member agencies with capacity for 2.2 million pounds of food. Offered together with three adjacent parcels — 73 Holt Street (vacant commercial land), 86 Lyman Street (paved lot) and 88 Holt Street (paved lot with a small structure) — the assemblage totals ±2.4824 acres, supplying the yard, staging and parking that the principal parcel lacks on its own.

SITE FEATURES

- 195 ft frontage on Holt Street × 264 ft deep;
- 86 Lyman adds 60 ft of Lyman Street frontage
- 40.3% site coverage across the assembled block (84.8% on 91 Holt alone)
- Zoned D-IL Light Industrial
- no minimum parking requirement citywide
- Public water, sewer, gas and electric

ASSEMBLAGE DETAIL

ADDRESS	USE	ACRES
91 Holt Street	Warehouse / office / garage	1.1787
88 Holt Street	Small structure / parking	0.7535
86 Lyman Street	Parking lot	0.3688
73 Holt Street	Vacant commercial land	0.1815
Total, 4 Parcels		2.4824

OFFERING SUMMARY

ASKING PRICE	Unpriced
BUILDING SIZE	±43,542 SF
LAND SIZE	±2.4824 AC
PARCELS	4
YEAR BUILT	1978
ZONING	D-IL
STATUS	Vacant



Parcel map shown for visual reference only; not an official survey. Boundaries, dimensions and acreages should be independently verified by a licensed surveyor.

ZONING & ENTITLEMENTS

D-IL Light Industrial — Unusually Permissive.

All four parcels are zoned D-IL Light Industrial under the City of Buffalo Unified Development Ordinance (the Green Code), confirmed parcel-by-parcel against the City's published zoning layer. No corridor overlay applies to any parcel. It is one of the most permissive districts in the code: D-IL permits 100% building coverage, 100% impervious coverage, zero setbacks on all four yards, and four stories of height. At 40.3% coverage, the assembled block is materially under-built relative to what the code allows.

PERMITTED BY RIGHT IN D-IL

USE	STATUS
Industrial, Light (incl. food processing)	By right
Warehouse / Distribution	By right
Professional offices	By right
Storage yard (outdoor storage)	By right
Vehicle repair, major & minor	By right
Freight terminal (truck terminal)	By right
Dispatch facility (contractor / fleet)	By right
Self-storage facility	By right
Assembly (event / banquet)	By right
Restaurant	By right
Recycling facility / day care center	Special permit

Source: Buffalo UDO §6.1 Table 6A, Chapter 496; district standards §4.6. Zoning layer updated 8 Aug 2026. A binding determination requires a zoning verification letter from Permit & Inspection Services.

THREE PROVISIONS THAT MATTER

No minimum parking, citywide

UDO §8.3.1.A. Bicycle parking for a light-industrial or warehouse use is one space per 25,000 SF — two spaces at this building.

No site plan review for renovation

UDO §11.3.6.C.3 exempts D-IL from minor site plan review that a ≥10,000 SF substantial renovation would otherwise require. New construction ≥5,000 SF still triggers major review.

Effectively unlimited envelope

100% building coverage, 100% impervious coverage, zero setbacks on all four yards, four stories of height permitted.

ONE COST ITEM TO DISCLOSE

Light industrial, warehouse/distribution and outdoor storage uses each require a Type B buffer yard along lot lines abutting residentially zoned lots (Type C for outdoor storage perimeters). N-3R residential parcels sit within roughly 120 metres of 91 Holt, 73 Holt and 86 Lyman. Whether any subject lot line directly abuts an N-3R lot is unconfirmed and requires a survey.

OFFICE SPACE

Attached Office, Front of Building.

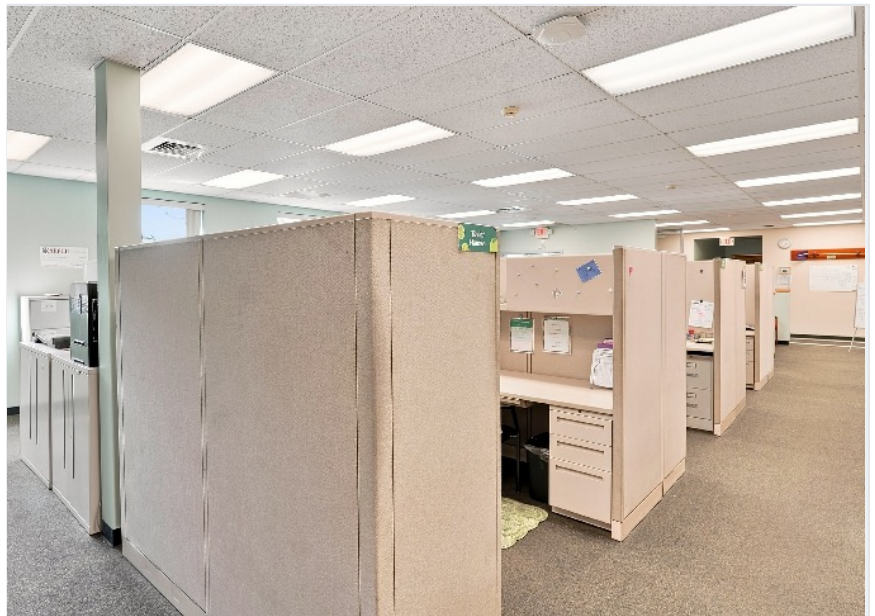
The office component sits at the front of the building, attached to the dry warehouse and facing Holt Street. It was operated as the Food Bank of Western New York's administrative and volunteer-facing space, including a 3,444 SF volunteer sorting and repacking area. Professional office use is permitted by right in the property's D-IL Light Industrial zoning district, alongside the warehouse and garage uses — giving a buyer flexibility to reconfigure the front-of-building office footprint for a new use without a variance.

Attached to warehouse

Holt Street frontage

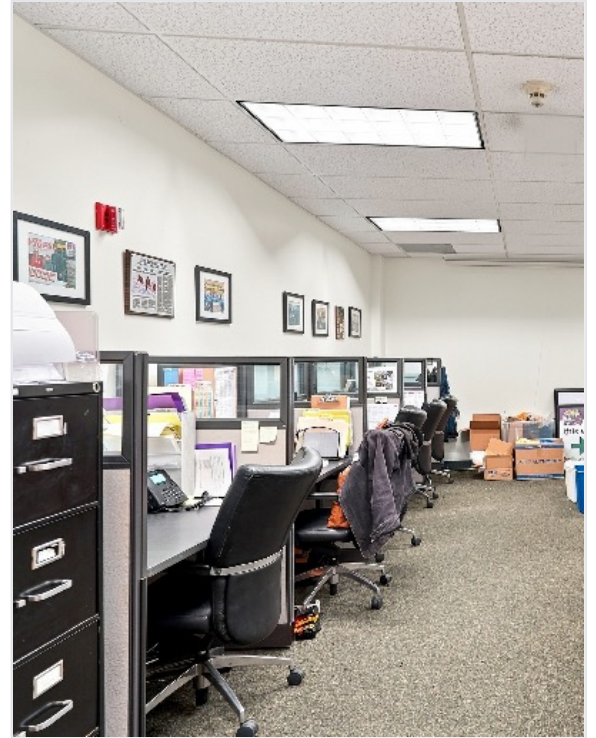
3,444 SF sorting / repack area

Office use by right, D-IL



OFFICE SPACE, CONTINUED

Volunteer & Support Areas



WAREHOUSE SPACE

Distribution Warehouse Space

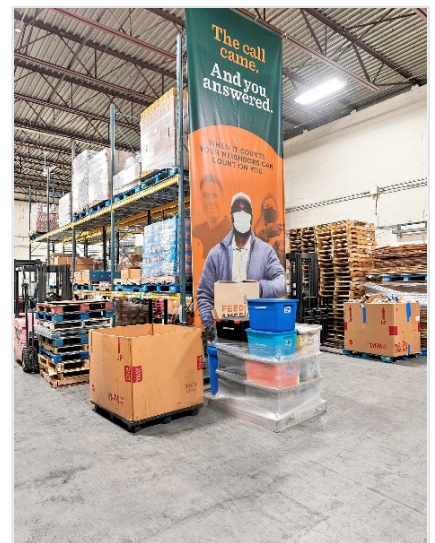
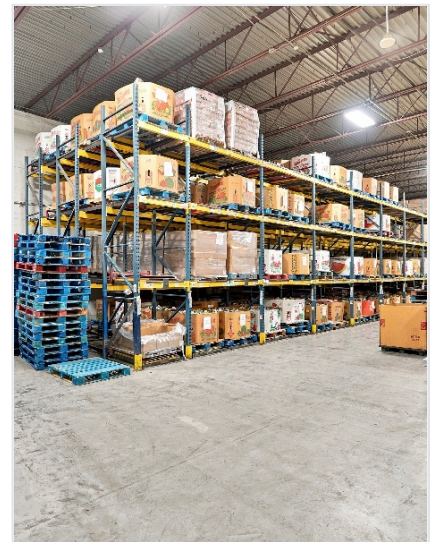
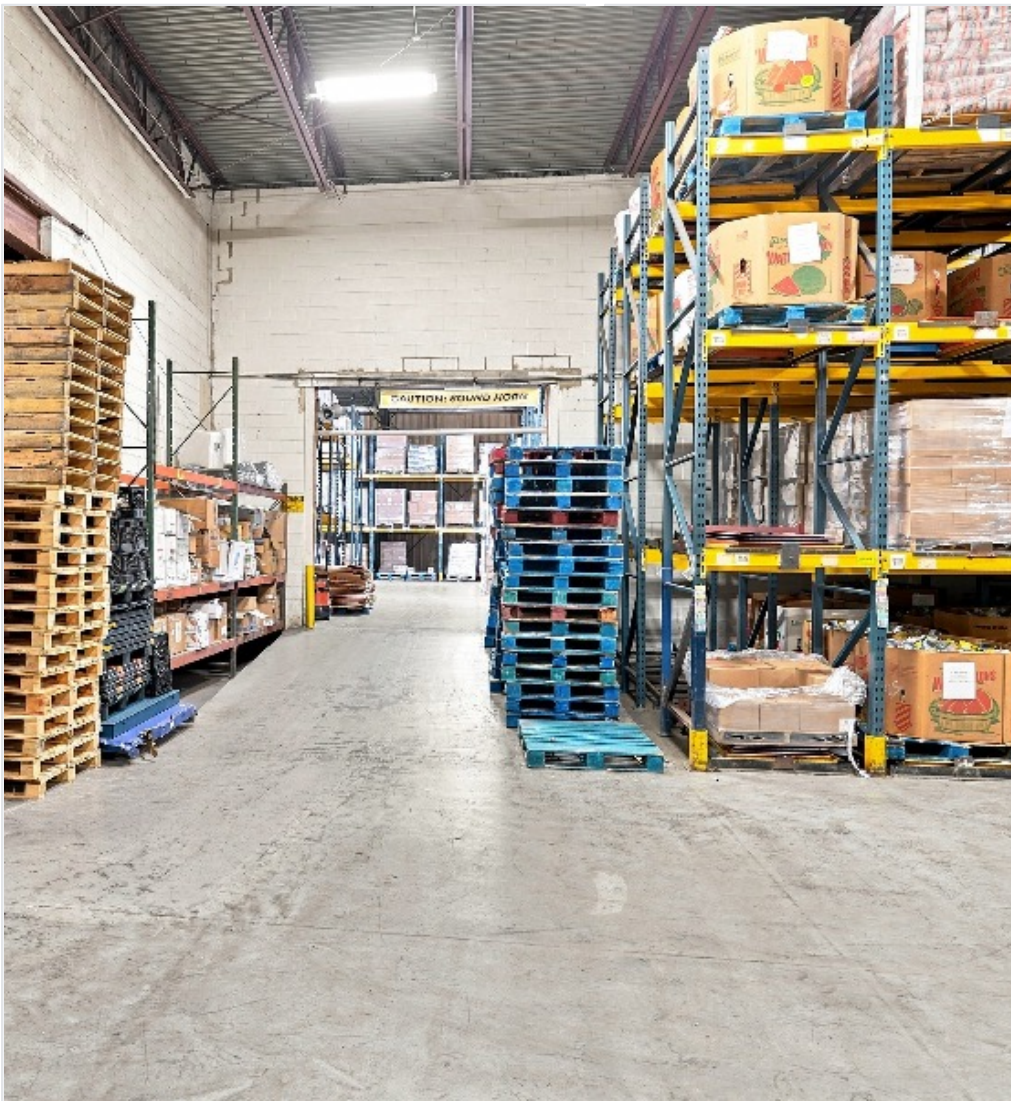
Built in 1978 as a single-story distribution warehouse, the building was operated as the Food Bank of Western New York's flagship facility, serving roughly 300 member agencies with capacity for 2.2 million pounds of food. Warehouse / distribution and light industrial (including food processing) uses are permitted by right under the property's D-IL zoning, and substantial renovation of a building this size does not trigger site plan review in the district — an adaptive-reuse buyer can move straight to permit. The assembled 2.48-acre site brings coverage down to 40.3%, giving a buyer room to stage, park and maneuver that the 84.8%-covered principal parcel does not offer on its own.

Single-story, 1978

Warehouse / distribution by right

40.3% site coverage, assembled

No site plan review for renovation



WAREHOUSE SPACE, CONTINUED

Pallet Racking & Distribution Aisles.



REFRIGERATED STORAGE

6,760 SF of Installed Refrigeration.

The building includes 3,760 SF of freezer and ±3,000 SF of cooler — 6,760 SF of installed refrigeration in total. In a market with zero square feet of new industrial construction delivered or started since at least Q4 2024, installed refrigeration of this scale cannot be replicated at market rent. It represents a distinct and reachable buyer pool — food distribution, produce, beverage and restaurant supply operators — for whom cold storage is the primary draw to this building.

3,760 SF FREEZER**3,000** SF COOLER**6,760** SF TOTAL REFRIGERATION

LOADING

Commercial Garage, Service Bays & Assembled Yard.

A commercial garage / service bay component gives the building drive-in and service bay capacity — space that is hard to find at this size in this market and a strong draw for trade contractors (mechanical, electrical, plumbing, site). Loading, staging and vehicle maneuvering are supported by the three ancillary parcels FeedMore already owns: 73 Holt Street, 86 Lyman Street and 88 Holt Street, which supply the yard, staging and parking that the principal parcel lacks on its own. Freight terminal, dispatch facility and vehicle repair uses are all permitted by right under the property's D-IL zoning, and there is no minimum off-street parking requirement anywhere in Buffalo.

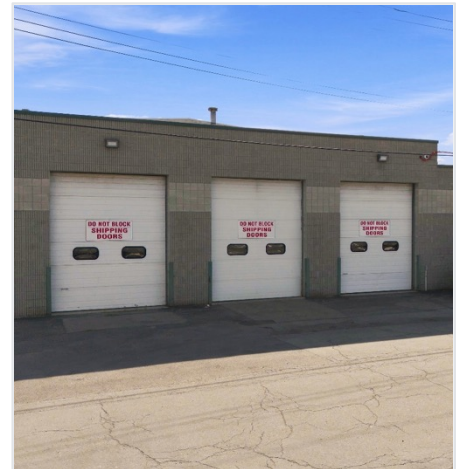
Commercial garage / service bays

Drive-in bay access

Assembled yard & staging, 3 parcels

Freight terminal use by right

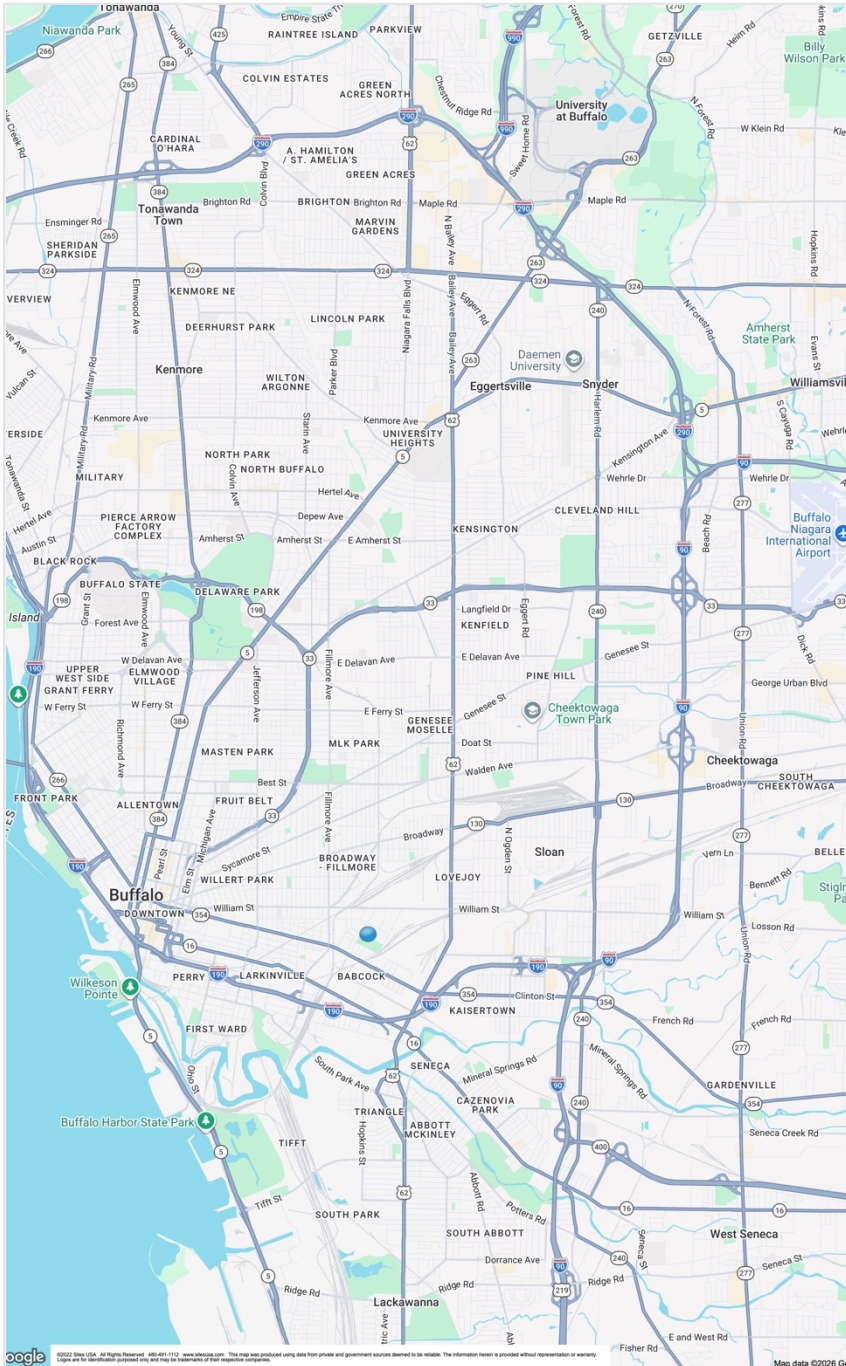
No minimum parking, citywide



LOCATION & ACCESS

Genuine Proximity to Everything.

Holt Street is an interior secondary street with no expressway frontage. What the location does have is proximity to every major regional destination — the Kensington Expressway is under two miles away, downtown is under three, and the Thruway junction is three and a half.



DRIVE TIMES FROM THE SITE

I-190 Exit 1 (Ogden St / Dingens St) 6 min

I-190 Exit 3 (Elm / Oak, downtown) 6 min

Peace Bridge — US / Canada border 10 min

Buffalo Niagara International Airport -15 min

SUNY Buffalo, North Campus (Amherst) -20 min

I-190 and border times computed with the OSRM routing engine on OpenStreetMap data (BOV \$5). Airport and SUNY Buffalo North Campus times are approximate, based on typical off-peak travel.