

SPECIAL PURPOSE FOOD PRODUCTION FACILITY — BUFFALO, NY

100 James E. Casey Drive

Buffalo, NY 14206 · New Buffalo Industrial Park · Erie County

A purpose-built commissary and commercial catering kitchen constructed in 2009 at a reported project cost of \$7.5 million, including \$2 million of installed cooking equipment. Designed to produce a minimum of 1.2 million meals annually and currently running 5,000 to 6,000 meals a day, on ±4.67 acres at just 19% site coverage — 0.38 miles from I-190 Exit 1. Zoned D-IL Light Industrial.

38,776 SF BUILDING**4.67** ACRES**24,000** SF COMMISSARY**2009** YEAR BUILT

ASKING PRICE

\$3,900,000

SITE

4.67 AC19% site coverage
5.25:1 land-to-building ratio.

ZONING

D-ILLight Industrial
No minimum parking, citywide.

PROPERTY OVERVIEW

A Purpose-Built Commissary, Not a Warehouse

DESCRIPTION

100 James E. Casey Drive was constructed in 2009 as the replacement food production facility for Meals on Wheels for Western New York, at a reported project cost of \$7.5 million — approximately \$2 million of which was cooking equipment. It was designed to prepare and distribute a minimum of 1.2 million meals annually and currently runs 5,000 to 6,000 meals a day. The building includes food-grade infrastructure throughout: hoods, fire suppression, make-up air, grease interception, floor drains, walk-in refrigeration and freezer, three-phase power at food-processing capacity, and sanitary, health-department-grade finishes. FeedMore WNY describes the facility as a 24,000 SF commissary within the larger building, which also houses office, support space and FeedMore's corporate headquarters.

SITE FEATURES

- 318 ft of frontage on a purpose-built industrial cul-de-sac
- 19.0% site coverage
- roughly 2.5 acres of surplus land for expansion, trailer parking or outdoor storage
- Zoned D-IL Light Industrial
- no minimum parking requirement citywide
- Public water, sewer, gas and electric
- Three Phase, 480/277V; 1200 amps

THE INSTALLED INFRASTRUCTURE

Commissary & commercial kitchen

Designed for a minimum of 1.2 million meals annually; currently operating at 5,000–6,000 meals per day.

Cooking equipment

Reported at \$2 million as installed. Age, condition and what conveys should be confirmed in writing before offer.

Food-grade building systems

Hoods, fire suppression, make-up air, exhaust, grease interception, floor drains, walk-in refrigeration and freezer, three-phase power, sanitary finishes.

OFFERING SUMMARY

ASKING PRICE	\$3,900,000
BUILDING SIZE	±38,776 SF
COMMISSARY	24,000 SF
LAND SIZE	±4.6737 AC
YEAR BUILT	2009
ZONING	D-IL
STATUS	Owner-occupied



Photo shown for visual reference only. Boundaries, dimensions and building area should be independently verified — the stated ±38,776 SF has not been confirmed by survey.

ZONING & ENTITLEMENTS

D-IL Light Industrial — Every Likely Use, By Right

The property is zoned D-IL Light Industrial under the City of Buffalo Unified Development Ordinance, confirmed by print key against the City's published zoning layer. No corridor overlay applies. Everything a buyer of this building is likely to want to do — a commissary, a production kitchen, warehouse/distribution, or an assembly/event use — is permitted by right. Unlike an industrial-park site surrounded by residential zoning, there is no non-industrial zoning within 250 metres of this parcel, so no buffer-yard requirement attaches to any use here.

PERMITTED BY RIGHT IN D-IL

USE	STATUS
Industrial, Light (processing / manufacturing)	By right
Warehouse / Distribution	By right
Assembly (community / meeting / exhibition)	By right
Restaurant	By right
Storage yard (outdoor storage)	By right
Freight terminal / dispatch facility	By right
Professional offices	By right
Research / laboratory facility	By right

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

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 — relevant to the expansion story on the surplus acreage.

Effectively unlimited envelope

100% building coverage, 100% impervious coverage, zero setbacks on all four yards, four stories of height permitted. At 19% coverage the site is dramatically under-built relative to code.

NO BUFFER YARD EXPOSURE

Unlike a site bordered by residential zoning, there is no non-industrial zoning within 250 metres of this parcel — everything nearby is D-IL. The Type B and Type C buffer yard requirements that attach to industrial and outdoor storage uses adjacent to residential zones do not apply here.

COMMISSARY INTERIOR

6,000 Meals a Day, In Production

A state-of-the-art food production facility outfitted with steam-jacketed kettle mixers, commercial ranges and ovens, and continuous runs of stainless steel work surfaces — installed food-grade infrastructure that would take years and millions of dollars to replicate today.



COMMISSARY INTERIOR, CONTINUED

Kettles & the Mixing Line



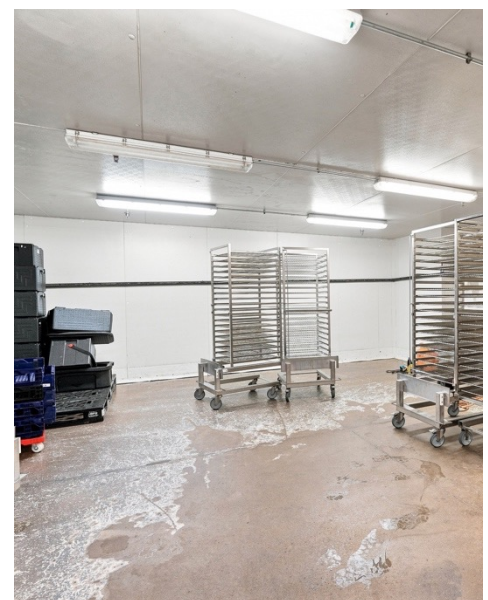
COMMISSARY INTERIOR, OVENS & COOKING LINE

Combi Ovens, Ranges & Grills



COMMISSARY INTERIOR, SUPPORT AREAS

Prep, Packaging & Cold Storage



OFFICE & MEETING SPACE

Professional Office With Room to Gather

The building's office component includes a reception area, open workstations, and private offices, along with a large meeting room set up for presentations, training and all-hands gatherings — a layout that supports the workforce training and disaster-response mission the facility was originally built for.



LOADING

Built for Smooth Logistics Across Western New York

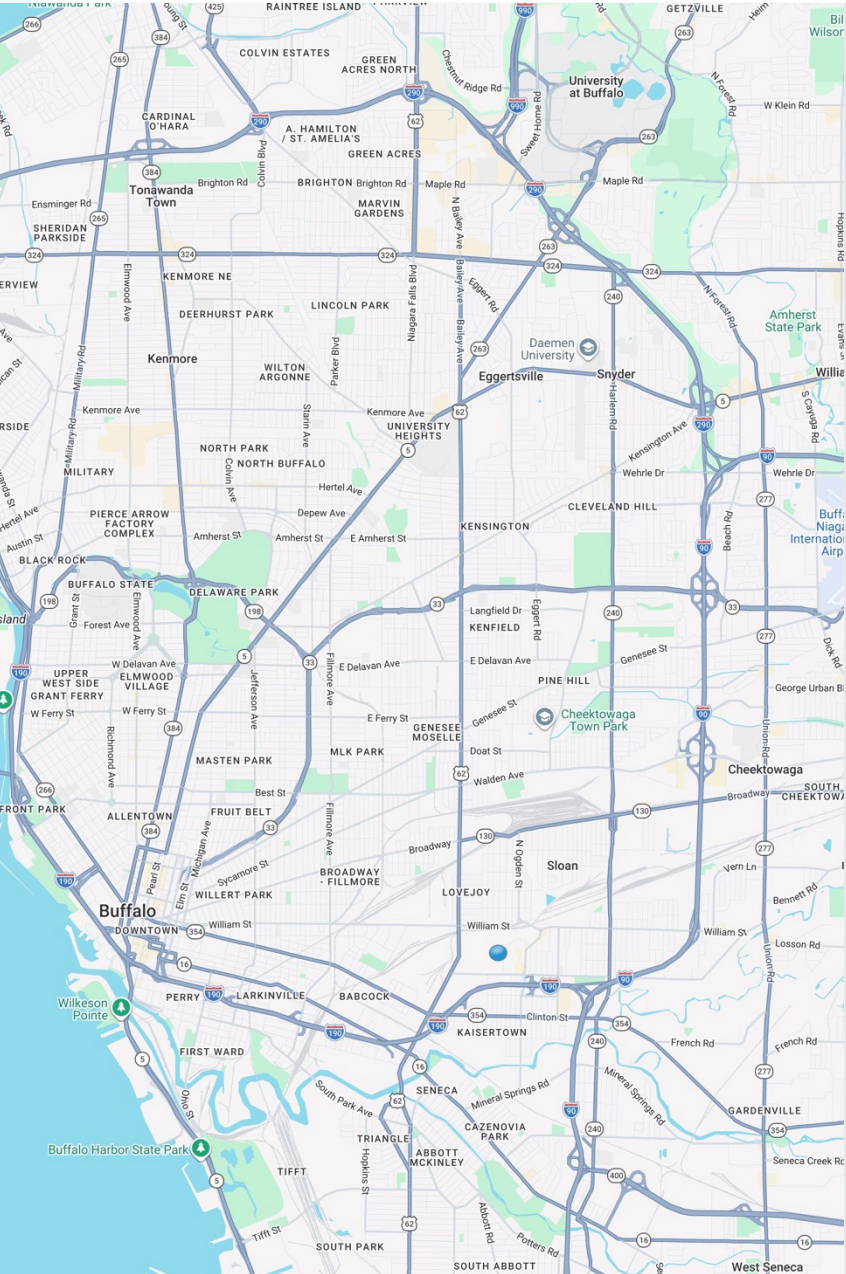
Multiple overhead loading doors and a dedicated dock give the facility drive-in access for forklift staging alongside dock-height loading for the delivery fleet — supporting the daily distribution of thousands of prepared meals to member agencies and program sites across the region.



LOCATION & ACCESS

The Strongest Highway Access on Either Side of the Portfolio

The subject sits on a purpose-built industrial cul-de-sac in the New Buffalo Industrial Park, immediately off I-190 Exit 1 — 0.38 miles away. Highway access is this property's second-strongest attribute after the installed kitchen infrastructure. The Thruway Authority's rehabilitation of this stretch of I-190, running June 2026 through November 2028, is a disclosed, time-limited condition rather than a permanent impairment.



DRIVE TIMES FROM THE SITE

I-190 Exit 1 (Ogden St / Dingens St)	1 min
I-90 Thruway junction (Exit 51)	5 min
Peace Bridge — US / Canada border	12 min
Buffalo Niagara International Airport	-20 min
SUNY Buffalo, North Campus (Amherst)	-25 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.