

# 90 Wilshire Boulevard Edgewood NY

## Steel Going Up!

Located in the 400 Acre Heartland Business Center on Wilshire Boulevard off Rodeo Drive

Near all major roads - Long Island Expressway, Southern & Northern State Parkway, Sagtikos Parkway & Sunrise Highway

Walk to the Deer Park LIRR Station an easy 60 min. ride into NYC

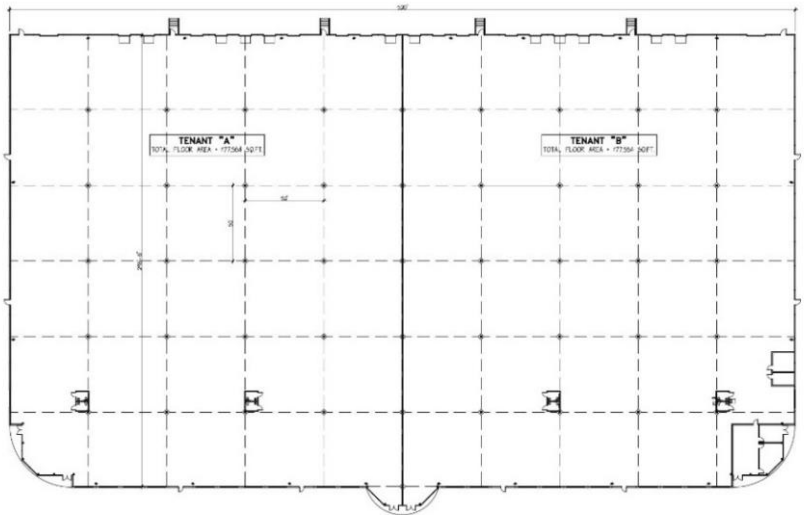
Heartland Golf Park – Driving Range, Mini Golf & 3 Par Course

**Available: 160,000 SF**

Overall Size: 520' x 300' ±  
Height: 32 to 35 feet to deck  
Docks: 20 Total  
Drive Ins: 2  
Column Spacing: 48' x 50' ±  
Sprinkler: ESFR System  
Heat: Gas  
Lighting: LED  
Office: BTS  
Parking: 300+ cars



PRELIMINARY FRONT ELEVATION



PRELIMINARY FLOOR PLAN



PRELIMINARY REAR ELEVATION

**HEARTLAND  
BUSINESS CENTER**  
*"BUILDING FOR INDUSTRY THE BETTER WAY"*

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