

90 Wilshire Boulevard Edgewood NY

Available - Winter!

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

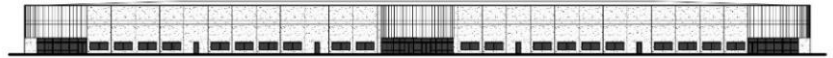
Walk to the Deer Park LIRR Station an easy 60 min. ride into Penn Station - NYC

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

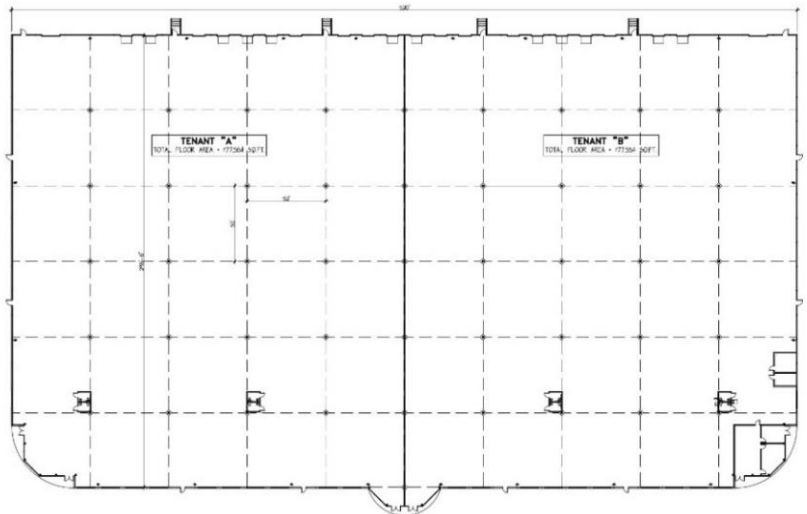
Available: **160,000 SF**

Overall Size: 520' x 300' ±
Height: 32 to 35 feet to deck
Docks: 20 Total
Drive Ins: 2
Column Spacing: 50' x 52' ±
Sprinkler: ESFR System
Heat: Gas
Lighting: LED
Office: BTS
Parking: 300+ cars

Will divide 80,000 SF & 80,000 SF



PRELIMINARY FRONT ELEVATION



PRELIMINARY FLOOR PLAN



PRELIMINARY REAR ELEVATION

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

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