

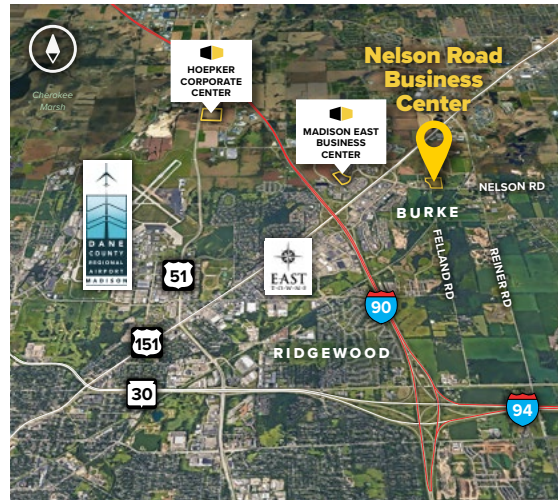


Nelson Road Business Center

4001, 4005 & 4009 Felland Road
Madison, WI 53718

About the Property

Nelson Road Business Center is located at the far-east side of the City of Madison, in Dane County. The business center is half a mile from the Highway 151 and Nelson Road Intersection and one mile north of the Intersection of Highway 151 and I-90, I-39, I-94.



Flex/R&D Buildings

4001 Felland Road	36,000 SF
4005 Felland Road	49,800 SF
4009 Felland Road	57,900 SF

Building Specifications

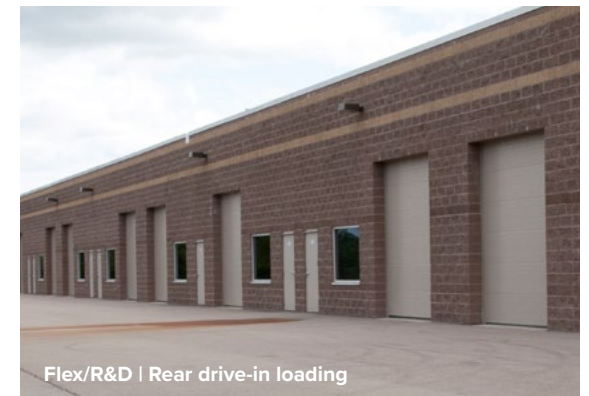
Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Construction	Masonry
Loading	Dock or drive-in
Zoning	M-1

For more information on Nelson Road Business Center, visit: sjpi.com/nelsonroad

Availabilities

Flex/R&D & Office Space at Nelson Road Business Center

1,408 sq. ft.	4001 Felland Road	Suite 105	100% office with large open area, break room, and private offices (2)
1,540 sq. ft.	4001 Felland Road	Suite 106	100% office with private offices (3), general office area, storage room and break area



Contact Us

Gregory Fax

Regional Partner, Wisconsin

GFax@sjpi.com | 262.524.0100

Wisconsin Regional Office:

2000 Pewaukee Road | Suite A

Waukesha, WI 53188



ST. JOHN
PROPERTIES



262.524.0100 | SJPI.COM/WISCONSIN