

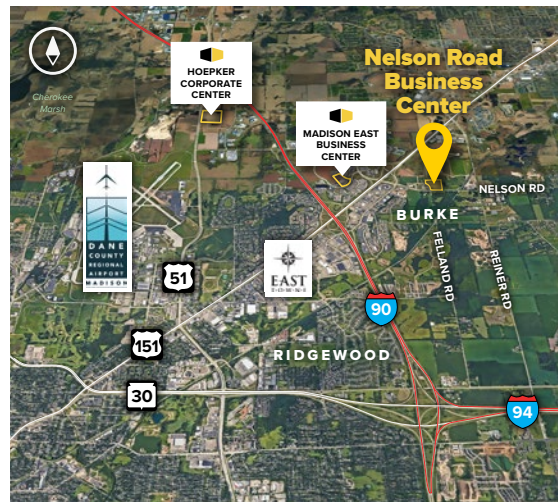


Nelson Road Business Center

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

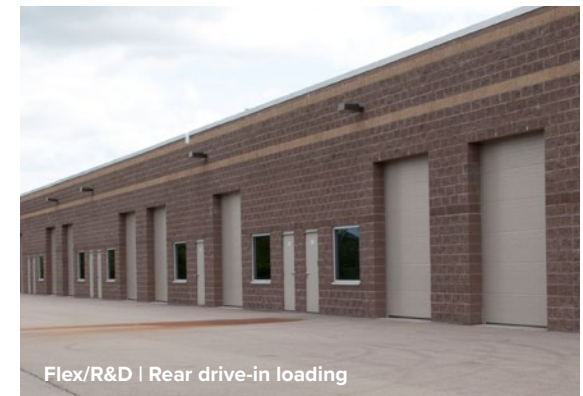
Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Construction	Masonry
Loading	Dock or drive-in
Zoning	M-1

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

Availabilities

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

3,712 sq. ft.	4001 Felland Road	Suites 105–106	100% office space with break room and private offices (9)
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