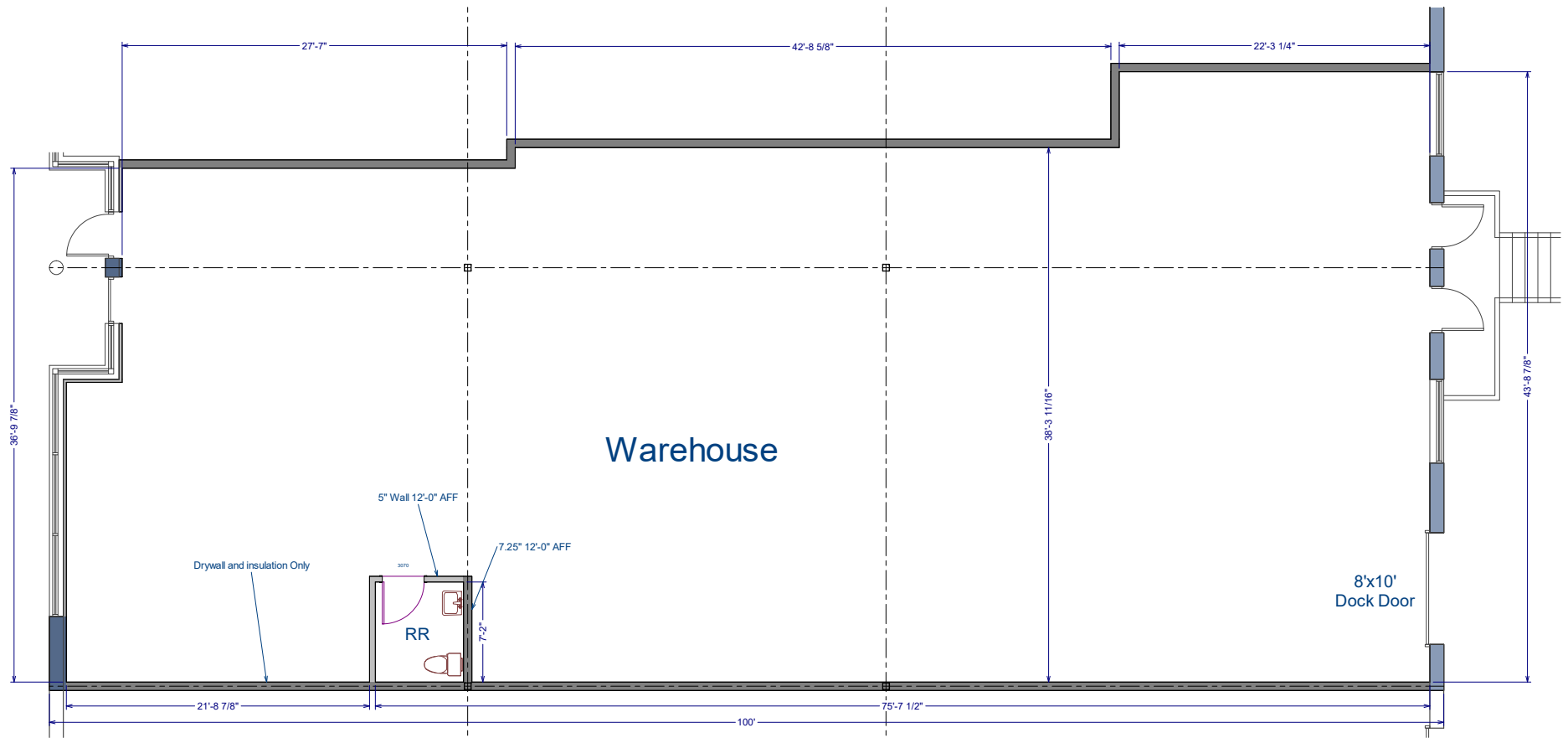


Total SF Available:

3,977 SF

100% air conditioned warehouse





Nelson Road Business Center

4001, 4005 & 4009 Felland Road

Madison, WI 53718

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



Flex/R&D Space

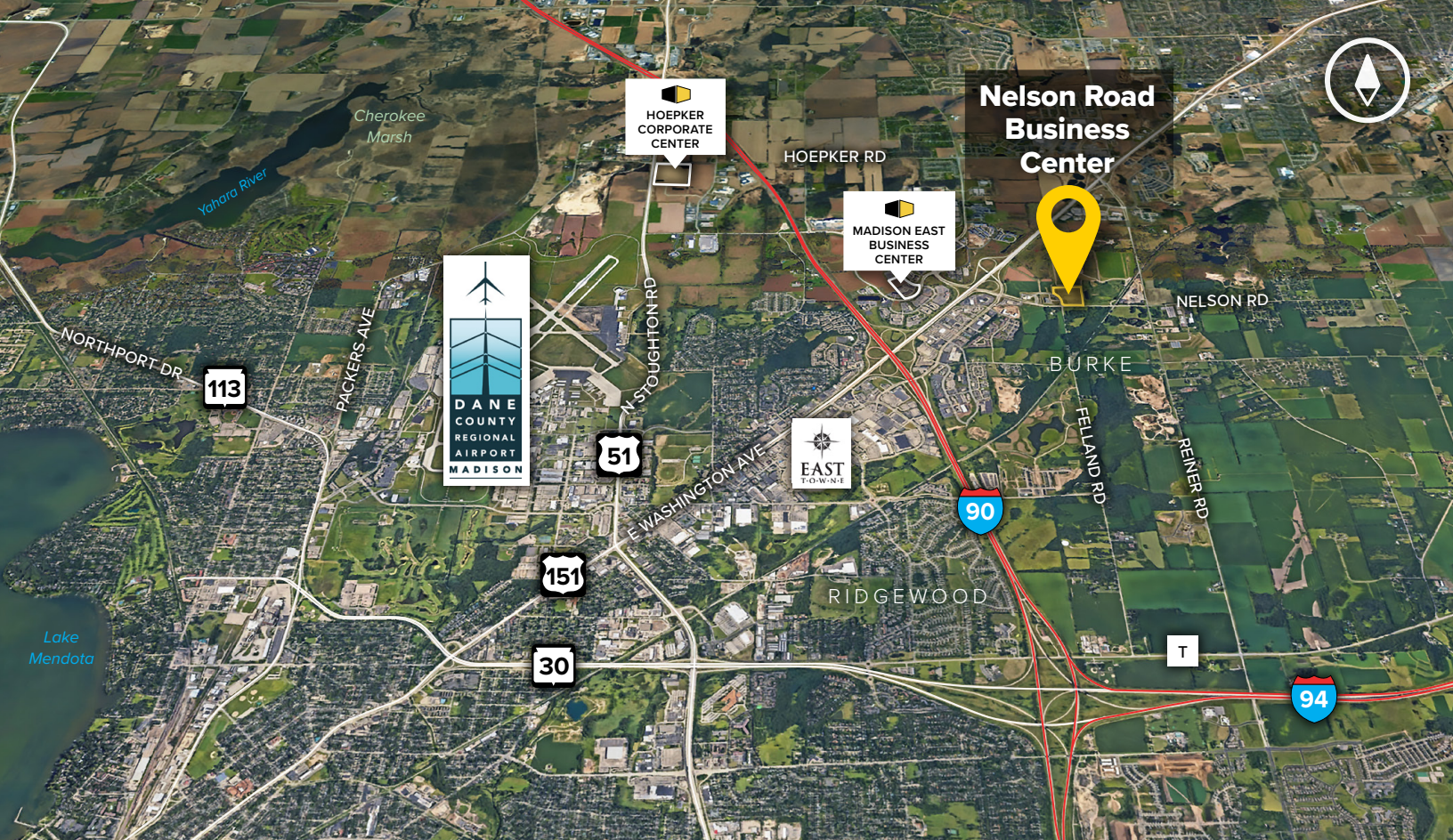
Flex/R&D/Office Buildings

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

Flex/R&D/Office Specifications

Suite Sizes	2,400 up to 57,900 SF
Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Heat	Natural Gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	M-1





Distances to:

Dane County Regional Airport	6.5 miles
East Towne Mall	2.5 miles
Interstate 90	3 miles
Interstate 94	5 miles
Madison, WI (Downtown)	9 miles
Milwaukee, WI (Downtown)	75 miles
US 51	4 miles
US 151	3 miles

**For additional leasing information
or to schedule a tour, contact:**

Gregory Fax
Regional Partner, Wisconsin
262.524.0100
gfax@sjpi.com

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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