

# Nelson Road Business Center

4001–4009 Felland Road  
Madison, WI 53718

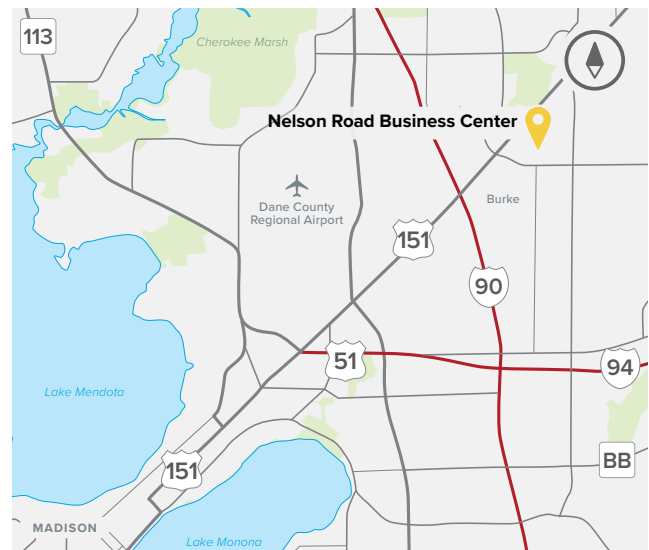
**FLEX/R&D/WAREHOUSE**  
**SINGLE-STORY OFFICE**



## About Nelson Road Business Center

Nelson Road Business Center is located at the far-east side of the City of Madison, Wisconsin in Dane County. The business center is located one-half mile east of the Highway 151 and Nelson Road intersection and one-half mile north of the Intersection of Highway 151 and Interstates 90, 39, 94. Nelson Road Business Center is just minutes from restaurants, regional shopping and lodging.

For more information and to view floor plans, visit:  
[sjpi.com/nelsonroad](http://sjpi.com/nelsonroad)



## Current Availabilities | Nelson Road Business Park

1,187 sq. ft.	4009 Felland Road	Ste. 109	500 sq. ft. office, 687 sq. ft. storage space; no loading door
2,700 sq. ft.	4005 Felland Road	Ste. 106	1,000 sq. ft. office, 1,700 sq. ft. warehouse with drive-in door
3,000 sq. ft.	4009 Felland Road	Ste. 114	240 sq. ft. office, 2,760 sq. ft. warehouse, one 12' x 14' drive-in door
3,400 sq. ft.	4009 Felland Road	Ste. 106	2,400 sq. ft. office with conference room, 1,000 sq. ft. warehouse
3,977 sq. ft.	4009 Felland Road	Ste. 118	100% A/C warehouse, dock loading
3,979 sq. ft.	4005 Felland Road	Ste. 108-109	2,558 sq. ft. office, 1,471 sq. ft. warehouse, drive-in door
6,000 sq. ft.	4005 Felland Road	Ste. 110-111	2,011 sq. ft. office, 3,989 sq. ft. warehouse, dock and drive-in loading
9,000 sq. ft.	4009 Felland Road	Ste. 119-124	All warehouse, 2 docks, 16 ft. clear, build-to-suit offices