

# Nelson Road Business Center

4001–4009 Felland Road  
Madison, WI 53718

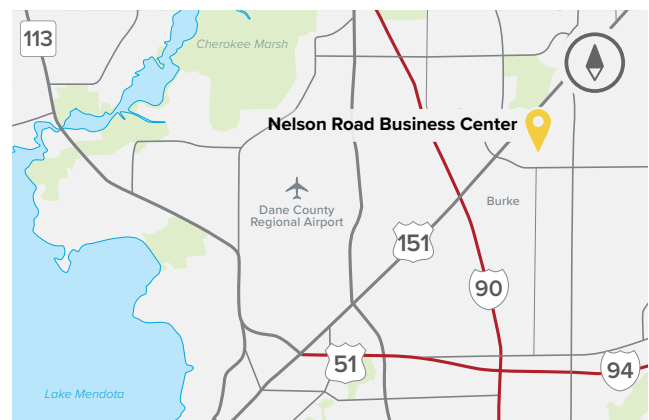
**FLEX/R&D/WAREHOUSE  
SINGLE-STORY OFFICE**



## 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

1,200 sq. ft.	4009 Felland Road	Ste. 138	100% warehouse with 10'x12' drive-in loading
4,194 sq. ft.	4005 Felland Road	Ste. 116-117	1,974 sq. ft. office, 2,220 sq. ft. warehouse with dock loading



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