

Nelson Road Business Center

4001–4009 Felland Road
Madison, WI 53718

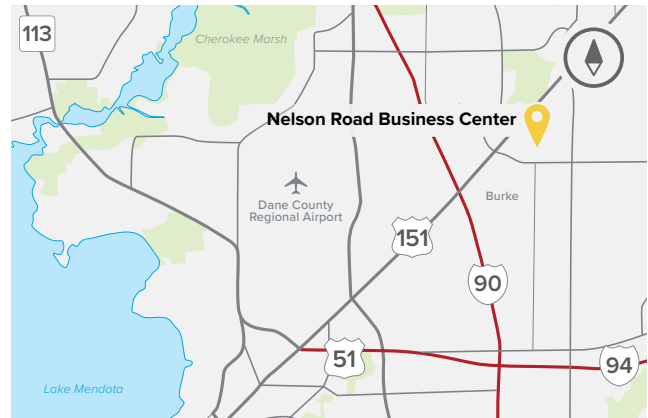
FLEX/R&D/WAREHOUSE
SINGLE-STORY OFFICE



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



Current Availabilities | Nelson Road Business Park

4,194 sq. ft.	4005 Felland Road	Ste. 116-117	1,974 sq. ft. office, 2,220 sq. ft. warehouse with dock loading
5,400 sq. ft.	4005 Felland Road	Ste. 108-109	2,582 sq. ft. office, 2,828 sq. ft. warehouse with drive-in loading doors (2)
6,000 sq. ft.	4005 Felland Road	Ste. 110-111	1,850 sq. ft. office, 4,150 sq. ft. warehouse with 8'x10' dock and 10'x12' drive-in
6,000 sq. ft.	4005 Felland Road	Ste. 114-115	Dock loading, 95% food grade former R&D facility with 480 volt power
10,194 sq. ft.	4005 Felland Road	Ste. 114-117	1,973 sq. ft. of office, 2,221 sq. ft. warehouse with dock doors (2) and 6,000 sq. ft. of food grade R&D/lab space featuring 480v power, fume hood, etc.



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