

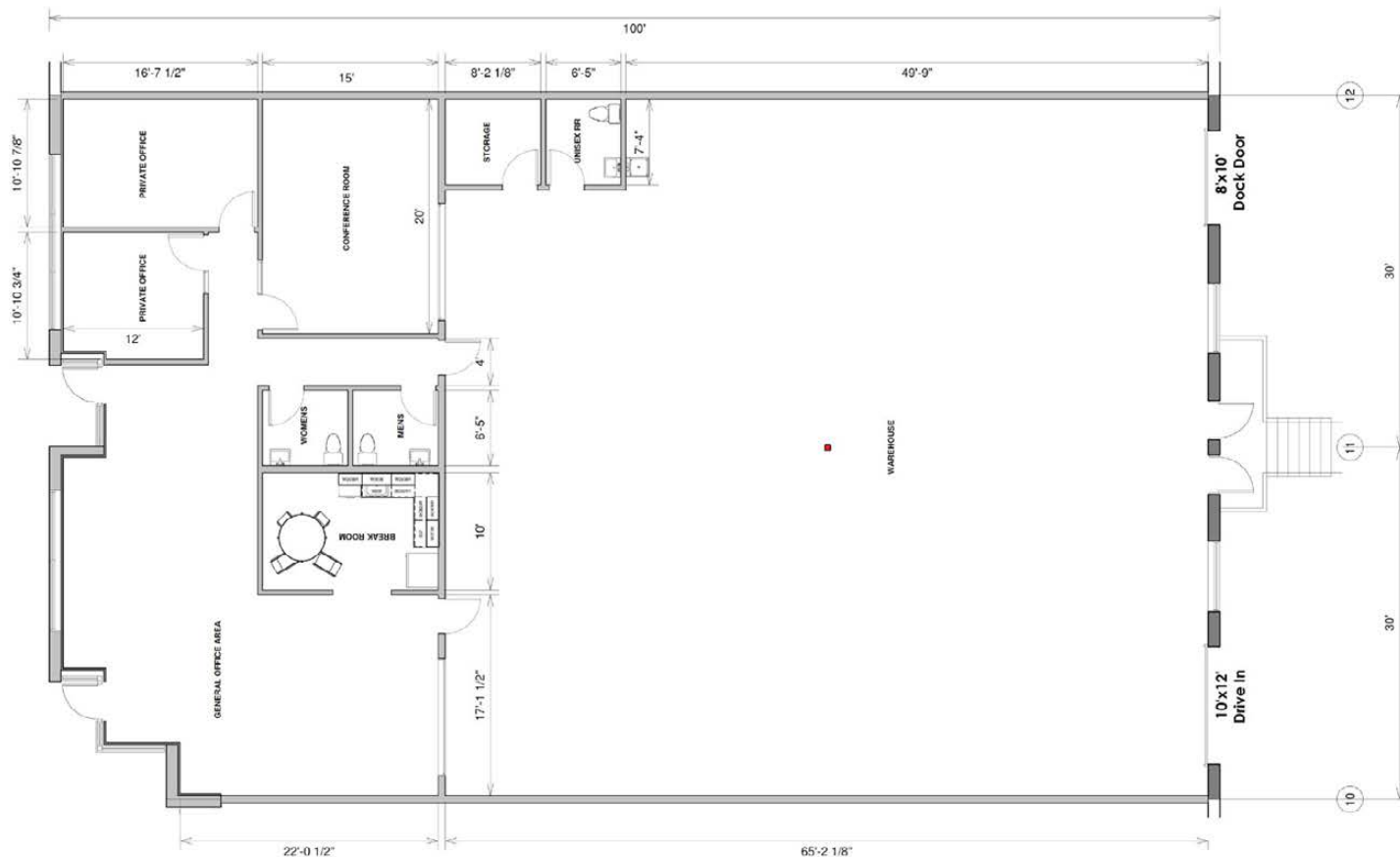
**Nelson Road Business Center**  
4005 Felland Road | Madison, WI 53718  
Suites 110-111



**Total SF Available:**  
6,000 SF

1,850 sq. ft. of existing office, 4,150 sq. ft. warehouse with  
8'x10' dock and 10'x12' drive-in loading

*Note: This space plan is subject to existing field conditions.  
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# Nelson Road Business Center

4001, 4005 & 4009 Felland Road

Madison, WI 53718

## About the Property

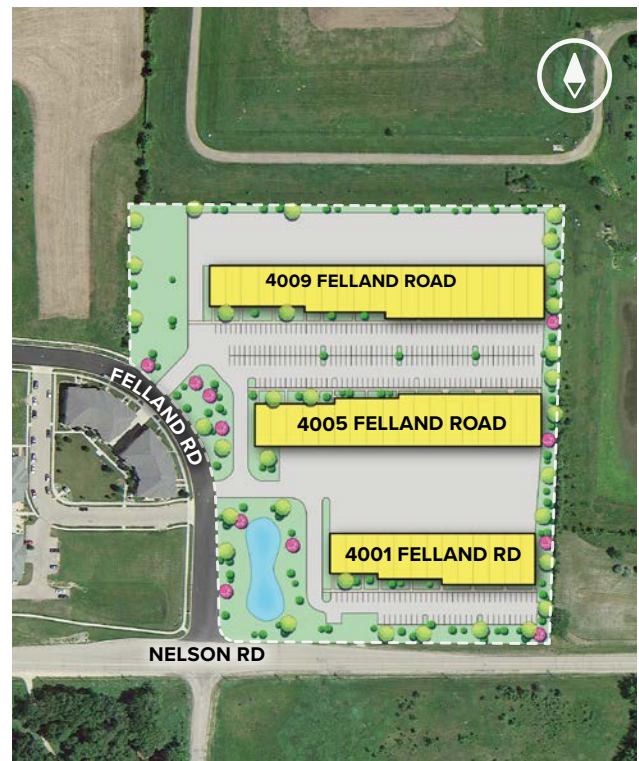
Nelson Road Business Center is located at the far-east side of the City of Madison, in Dane County. The business center is one-half mile east of Highway 151 and Nelson Road Intersection and one-half mile north of the Intersection of Highway 151 and I-90, I-39, I-94.

### Flex/R&D/Office Buildings

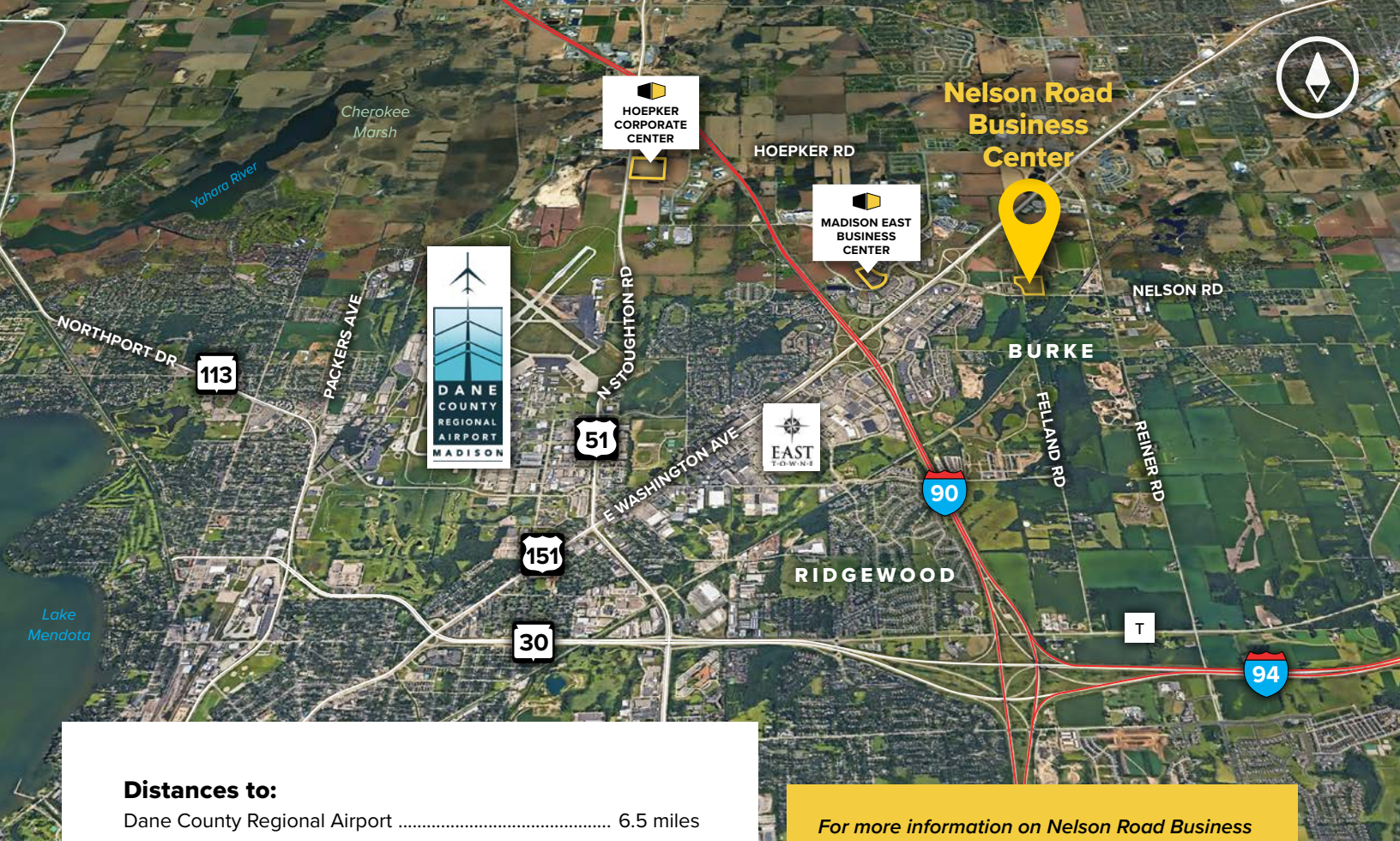
4001 Felland Road	36,000 SF
4005 Felland Road	49,800 SF
4009 Felland Road	57,900 SF

### 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, W (Downtown) .....	75 miles
US 51 .....	4 miles
US 151 .....	3 miles

## Contact Us

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

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#### About St. John Properties

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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