

# Nelson Road Business Center

4001–4009 Felland Road  
Madison, WI 53718

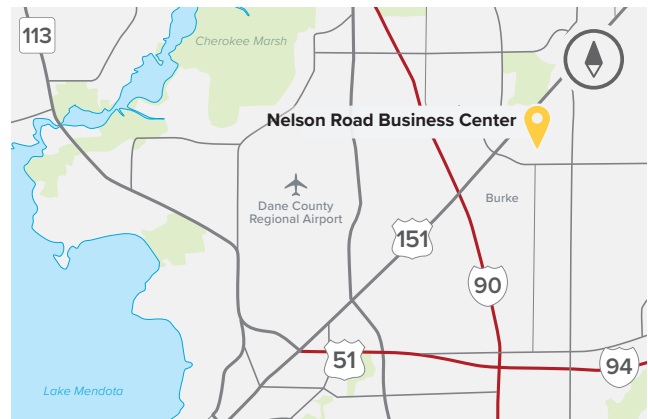
**FLEX/R&D/WAREHOUSE**  
**SINGLE-STORY OFFICE**



## 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

3,349 sq. ft.	4001 Felland Road	Ste. 105-106	100% office with break area and private offices (9)
4,925 sq. ft.	4009 Felland Road	Ste. 101-102	3,272 sq. ft. of existing office, 1,653 sq. ft. warehouse with private offices (4) and conference room
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)