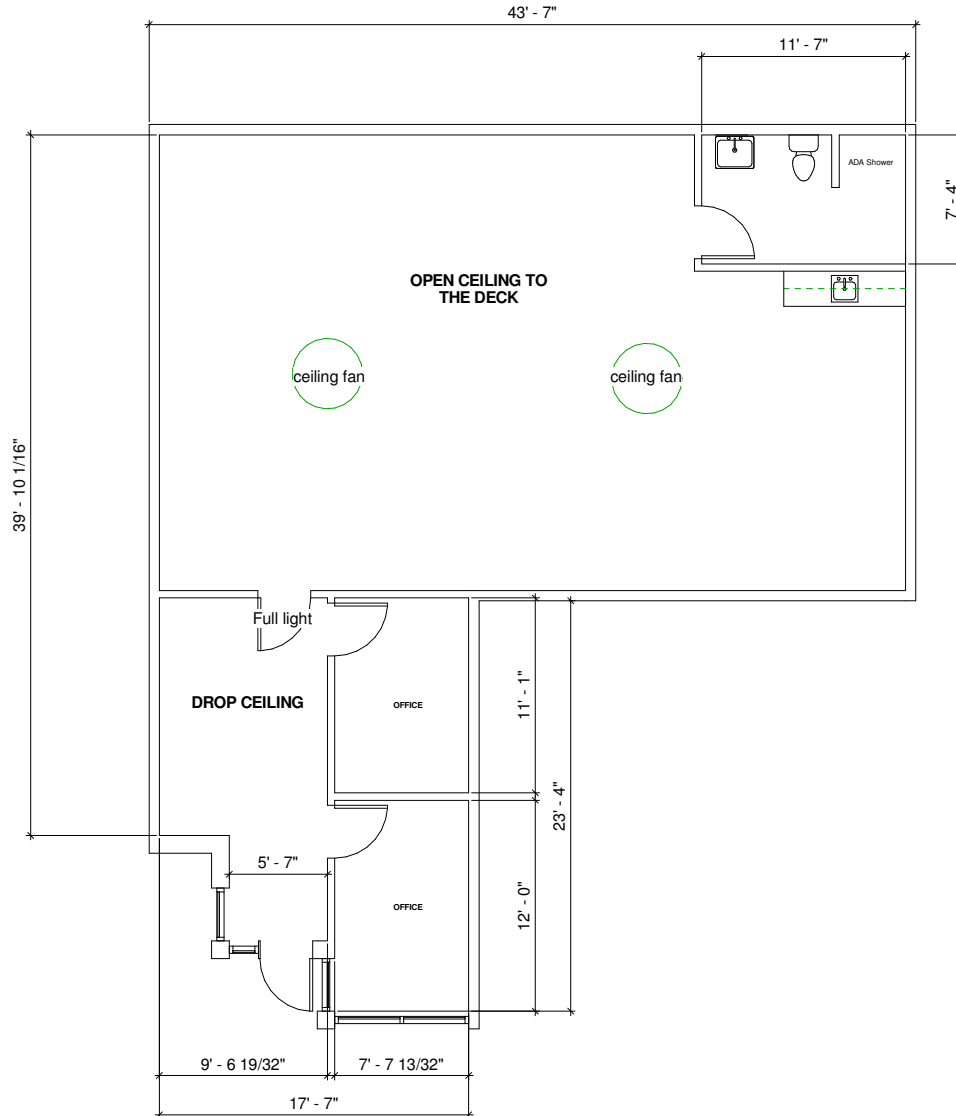




Total SF Available:
1,578 SF





Nelson Road Business Center

4001, 4005 & 4009 Felland Road

Madison, WI 53718

About the Property

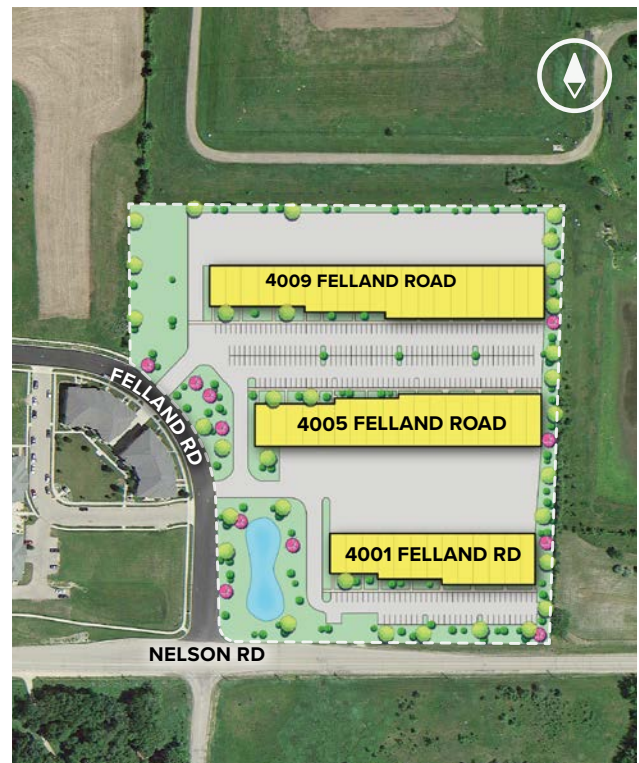
Nelson Road Business Center is located at the far-east side of the City of Madison, in Dane County. The business center is one-half mile east of Highway 151 and Nelson Road Intersection and one-half mile north of the Intersection of Highway 151 and I-90, I-39, I-94.

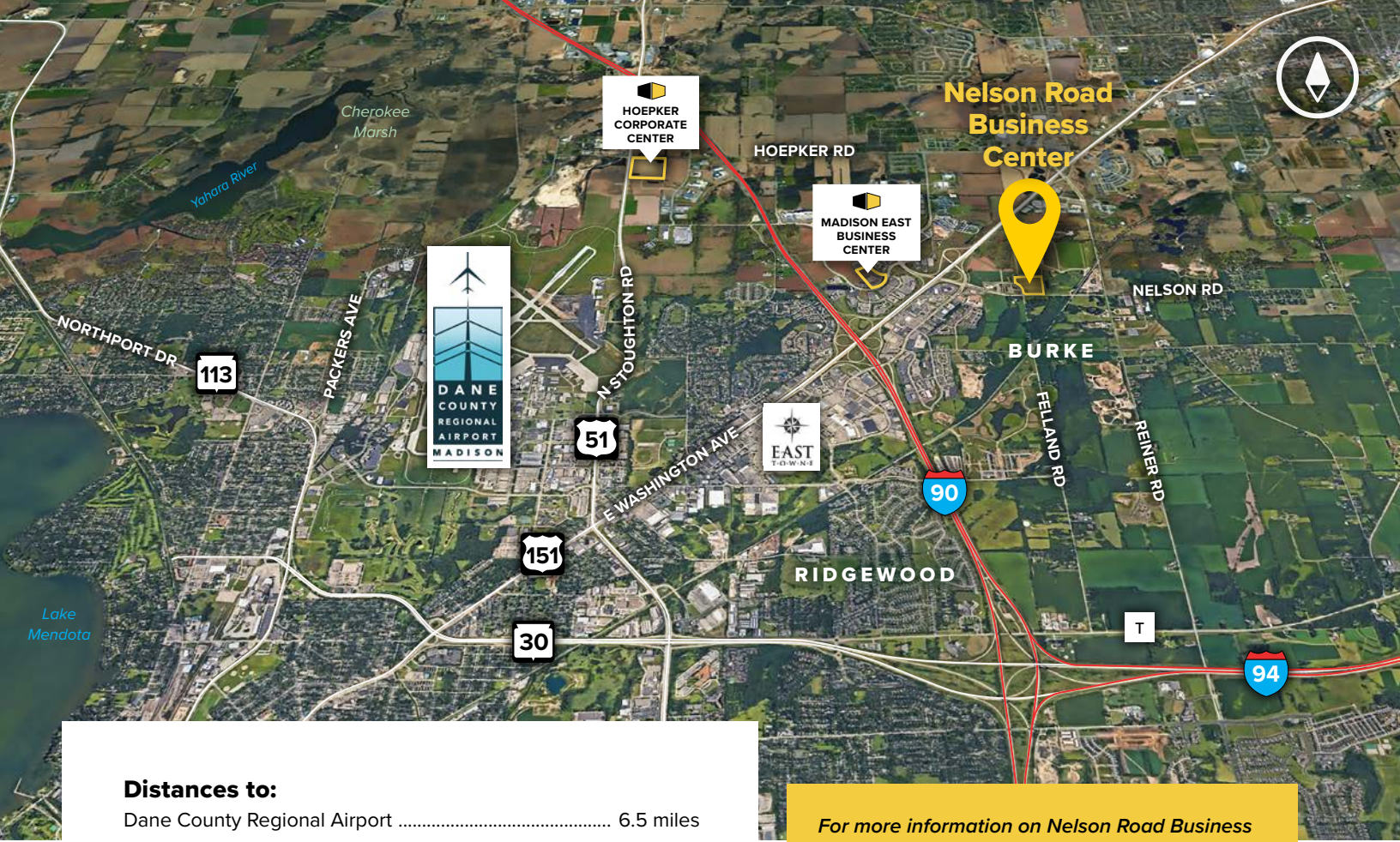
Flex/R&D/Office Buildings

| | |
|-------------------|-----------|
| 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 |

For more information on Nelson Road Business Center, visit: sjpi.com/nelsonroad

Contact Us

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

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 Waukesha, WI 53188

262.524.0100
SJPI.COM/WISCONSIN

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.

Connect with us @stjohnprop



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