



# 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 half a mile from the Highway 151 and Nelson Road Intersection and one mile north of the Intersection of Highway 151 and I-90, I-39, I-94.



## Flex/R&D Buildings

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

## Building Specifications

Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Construction	Masonry
Loading	Dock or drive-in
Zoning	M-1

For more information on Nelson Road Business Center, visit: [sjpi.com/nelsonroad](https://sjpi.com/nelsonroad)

# Availabilities

## Flex/Office Space at Nelson Road Business Center

1,540 sq. ft.	4001 Felland Road	Suite 106	100% office with private offices (3), general office area, storage room, and break area
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# Contact Us

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