

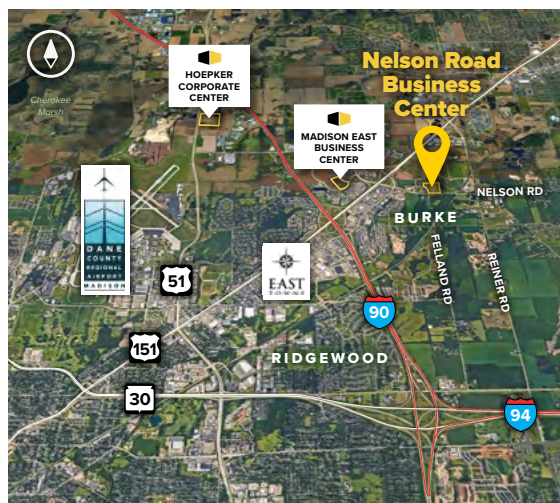


Nelson Road Business Center

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

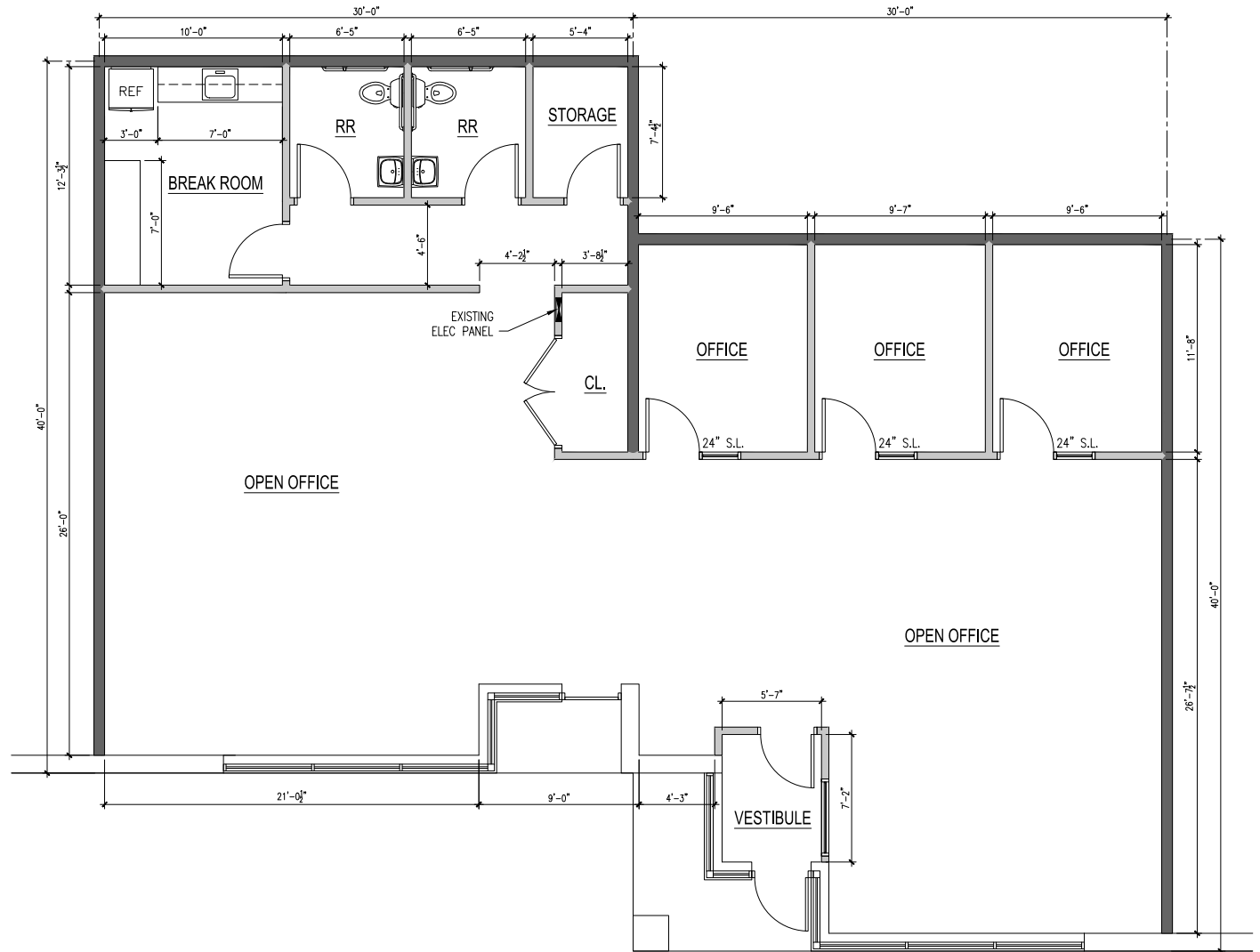
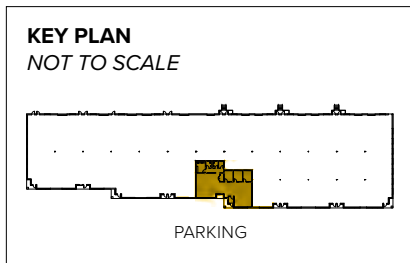
For more information on Nelson Road Business Center, visit: sjpi.com/nelsonroad

Nelson Road Business Center
4001 Felland Road | Madison, WI 53718
Suites 107(front)-108(front)



Total SF Available:
2,400 SF

*100% office with private
offices (3), open office area,
and private restrooms (2)*



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

Availabilities

Flex/Office Space at Nelson Road Business Center

900 sq. ft.	4001 Felland Road	Ste. 109(front)	100% office with private offices (4) and private restroom (1)
2,400 sq. ft.	4001 Felland Road	Ste. 107(front)-108(front)	100% office with private offices (3), open office area, and private restrooms (2)

Contact Us

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