



Nelson Road Business Center

Felland Road at Nelson Road

Madison, WI 53718



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

262.524.0100 | SJPI.COM/WISCONSIN

About Nelson Road Business Center

Nelson Business Center is located on the east side of Madison in Dane County, just half a mile from the intersection of Highway 151 and Nelson Road. The business community is in close proximity to Interstates 90, 39, and 94. With convenient access to major highways and a direct route to Wisconsin's thriving Fox River Valley, this location is ideal for businesses of all sizes.

Visit sjpi.com/nelsonroad for more information.

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 |

LOCAL AMENITIES





Nelson Road Business Center | Site Plan

4009 FELLAND ROAD
57,900 SF

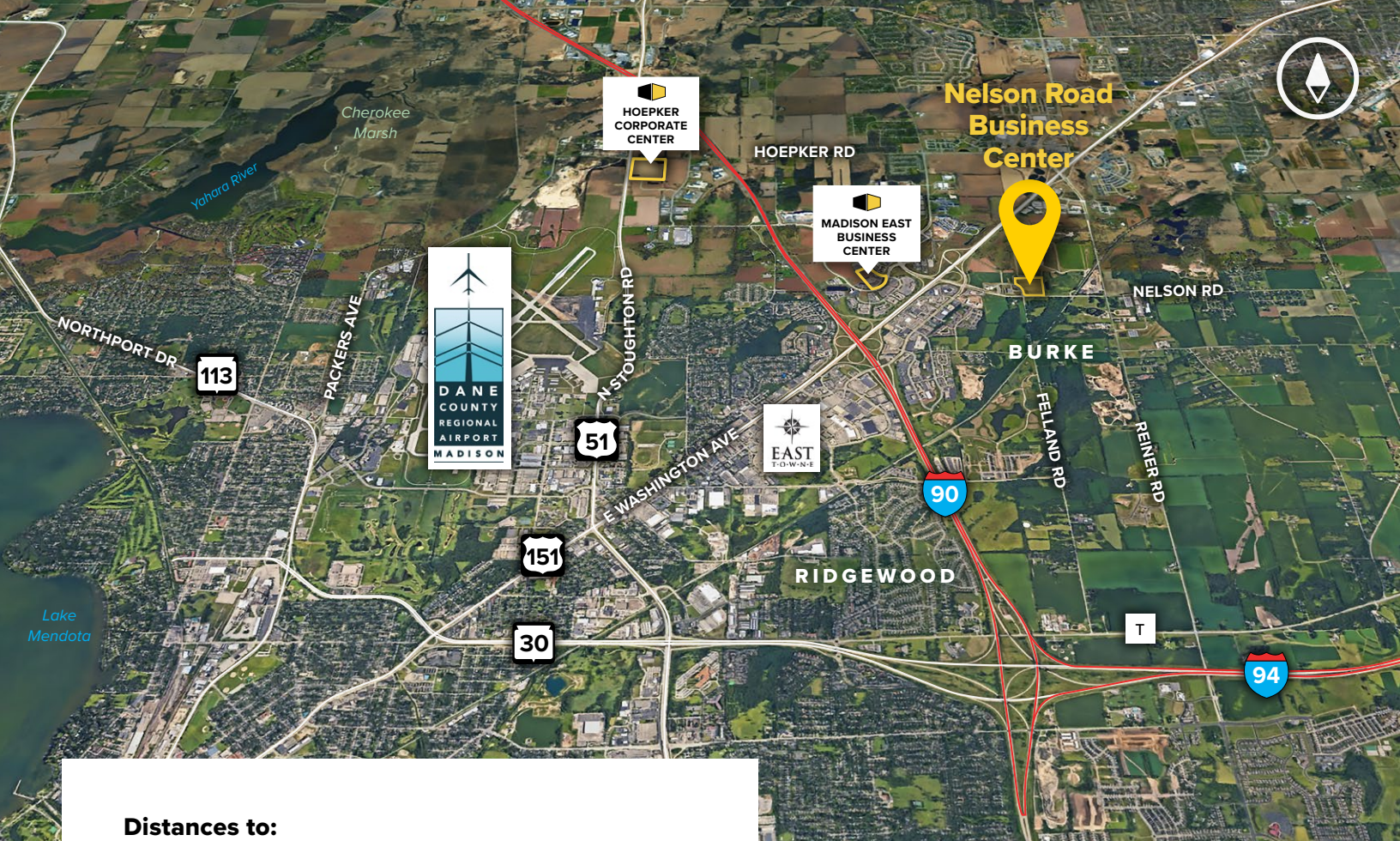
4005 FELLAND ROAD
49,800 SF

4001 FELLAND ROAD
36,000 SF

FELLAND ROAD

NELSON ROAD





Distances to:

| | |
|------------------------------------|-----------|
| East Towne Mall | 2.5 miles |
| Interstate 90 | 3 miles |
| US 151 | 3 miles |
| US 51 | 4 miles |
| Interstate 94 | 5 miles |
| Dane County Regional Airport | 6.5 miles |
| Madison, WI (Downtown) | 9 miles |
| Milwaukee, WI (Downtown) | 75 miles |



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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