

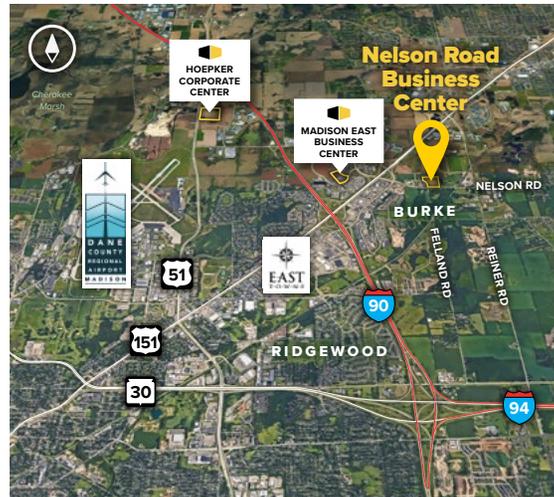


Nelson Road Business Center

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

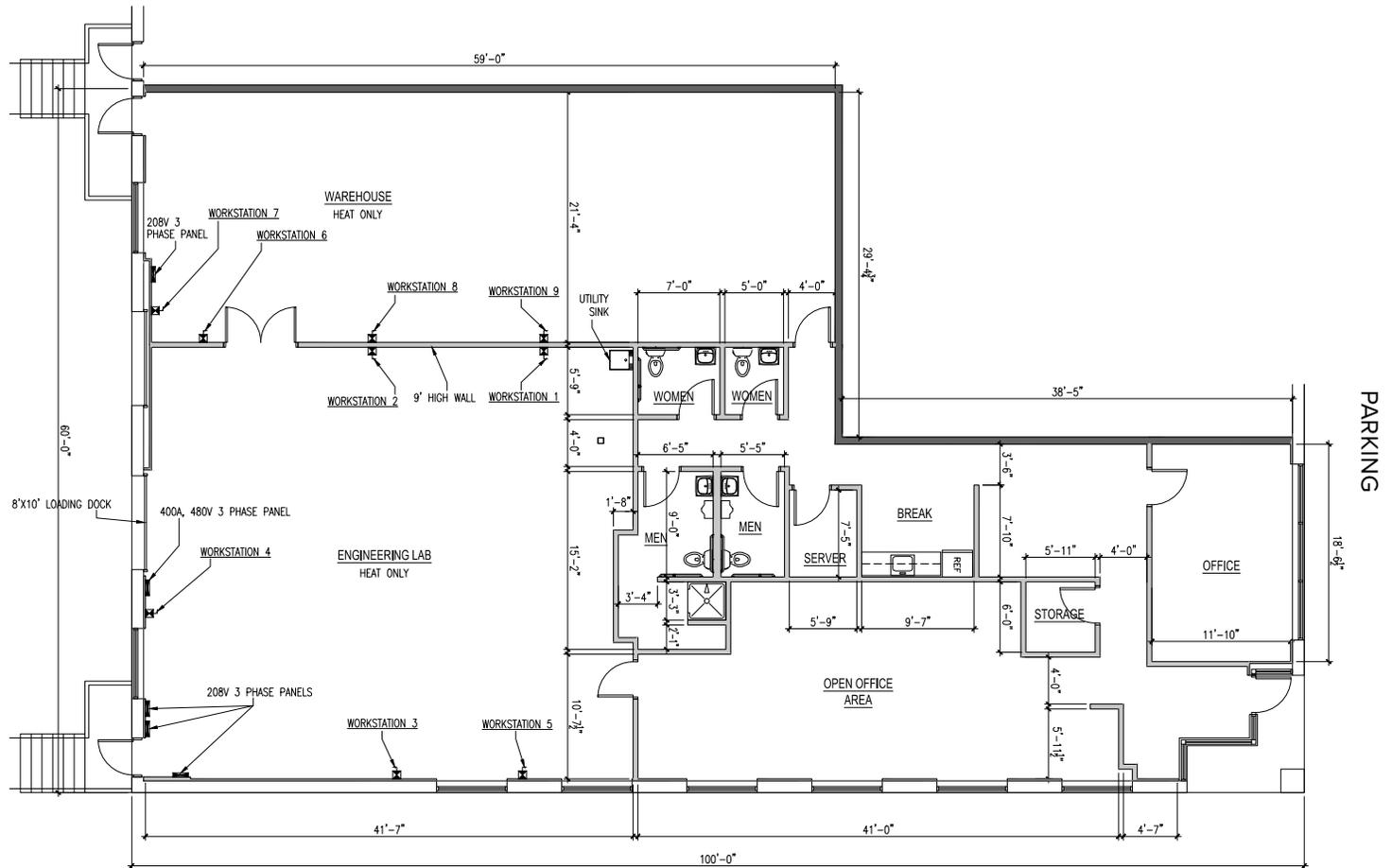
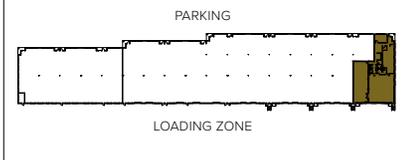
For more information on Nelson Road Business Center, visit: sjpi.com/nelsonroad



Total SF Available:
4,806 SF

1,865 sq. ft. of existing office,
2,941 sq. ft. warehouse with
upgraded service of 400A,
480V, 3P, workstations with
208v and 480v disconnect
switches (9), and one drive-in
loading door

KEY PLAN
NOT TO SCALE



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

4,806 sq. ft.	4005 Felland Road	Ste. 118-120	1,865 sq. ft. of existing office, 2,941 sq. ft. warehouse with upgraded service of 400A, 480V, 3P, workstations with 208v and 480v disconnect switches (9), and one drive-in loading door
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Contact Us

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