

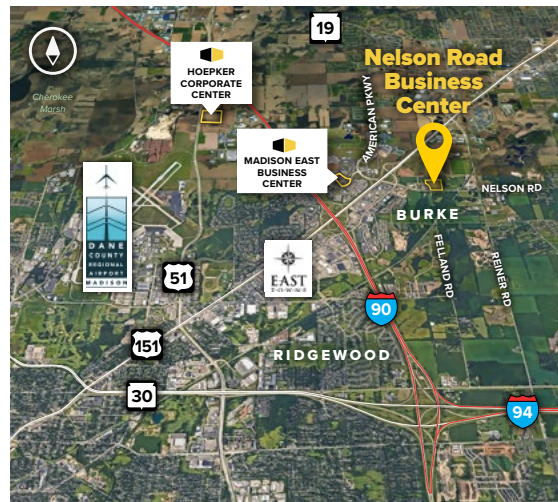


# Nelson Road Business Center

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.



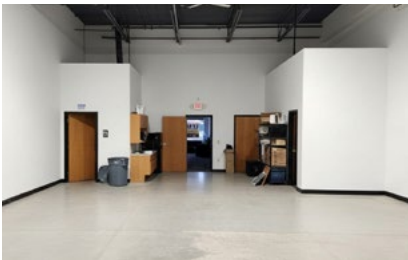
## Flex/R&D Buildings

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

## Building Specifications

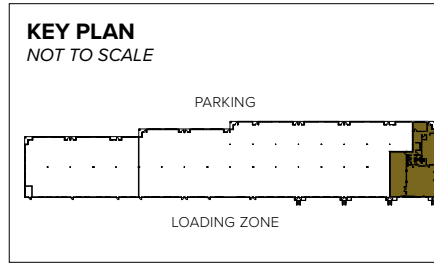
Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Construction	Masonry
Loading	Dock or drive-in
Zoning	M-1

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



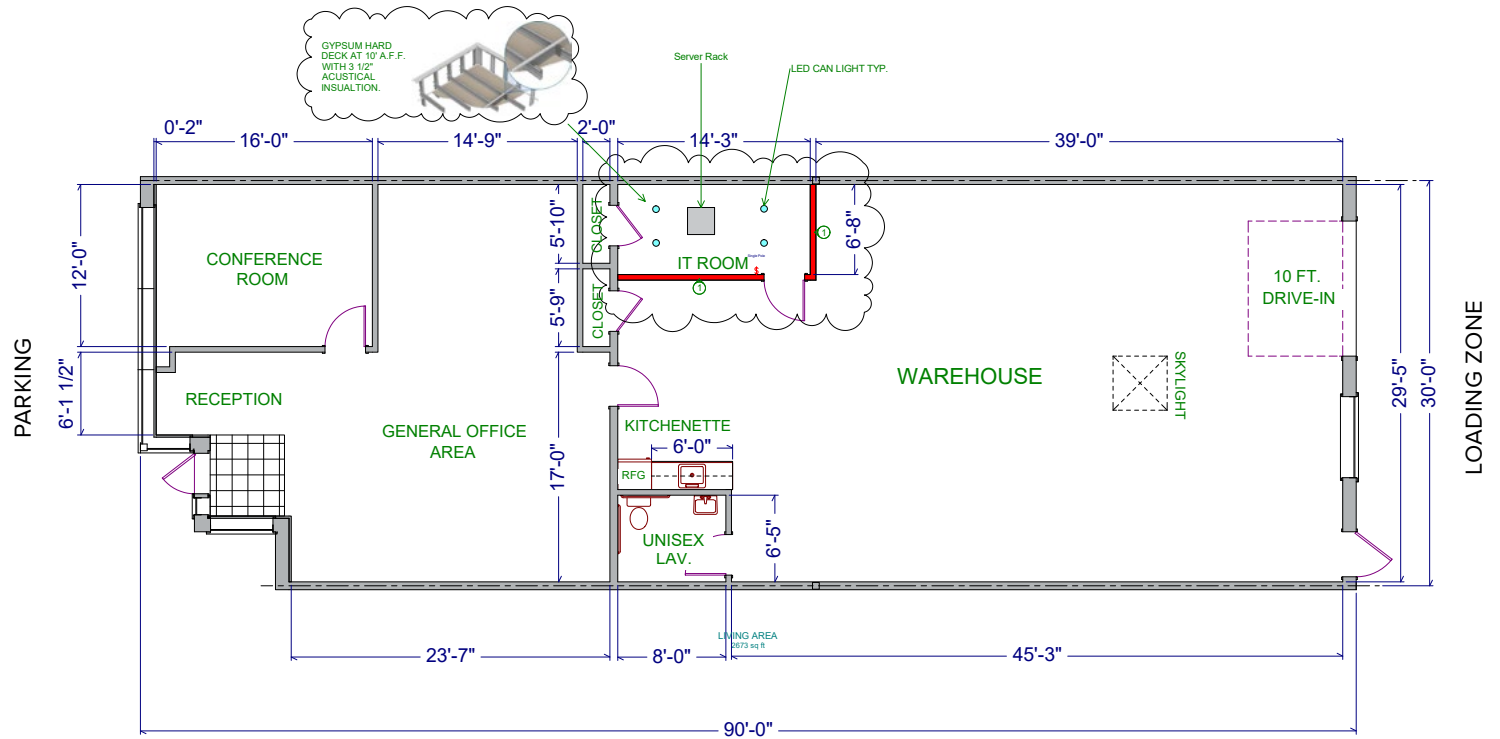
**Total SF Available:**  
2,700 SF

1,050 sq. ft. of existing office,  
1,650 sq. ft. warehouse with  
conference room, reception  
area, and 10' drive-in door (1)



**CLICK TO VIEW  
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*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

2,700 sq. ft.	4005 Felland Road	Ste. 106	1,050 sq. ft. of existing office, 1,650 sq. ft. warehouse with conference room, reception area, and 10' drive-in door (1)
5,036 up to 18,000 sq. ft.	4009 Felland Road	Ste. 116-127	3,035 sq. ft. office, 14,965 sq. ft. warehouse with private offices, open office area, 8'x10' dock loading doors (4), and 10'x12' door with ramp (1)

## Contact Us

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