



Nelson Road Business Center

4001, 4005 & 4009 Felland Road

Madison, WI 53718

Nelson Road Business Center is located at the far-east side of the City of Madison in Dane County. The business center is one-half mile east of the Hwy 151 & Nelson Road Intersection and one-half mile north of the Intersection of Hwy 151 & I-90, I-39, I-94.



FLEX / R&D SPACE

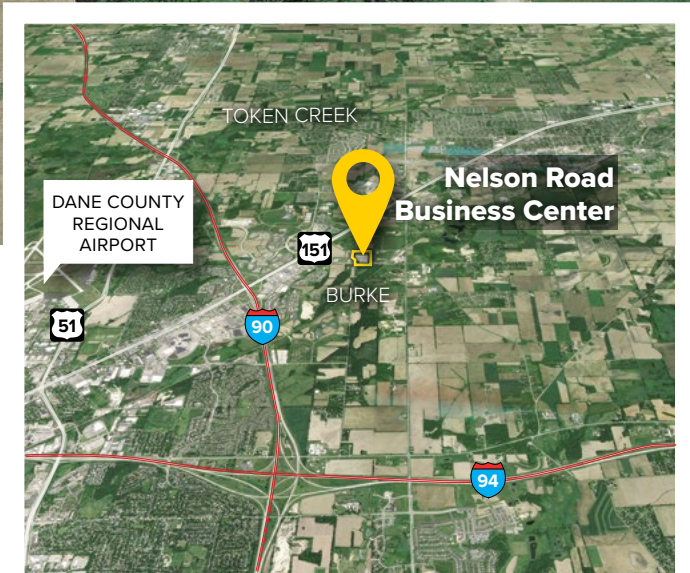
SINGLE-STORY FLEX / R&D / OFFICE

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	2,400-3,000 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





For additional leasing information or to schedule a tour, contact:

Gregory Fax *Regional Partner*
262.524.0100 | gfax@sjpi.com

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed nearly 18 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space.



1020 James Drive, Suite G, Hartland, WI 53029 | 262.524.0100 | SJPI.COM
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