



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 Highway 151 and Nelson Road Intersection and one-half mile north of the Intersection of Highway 151 and I-90, I-39, I-94.



Flex/R&D Space

Flex/R&D/Office Buildings

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

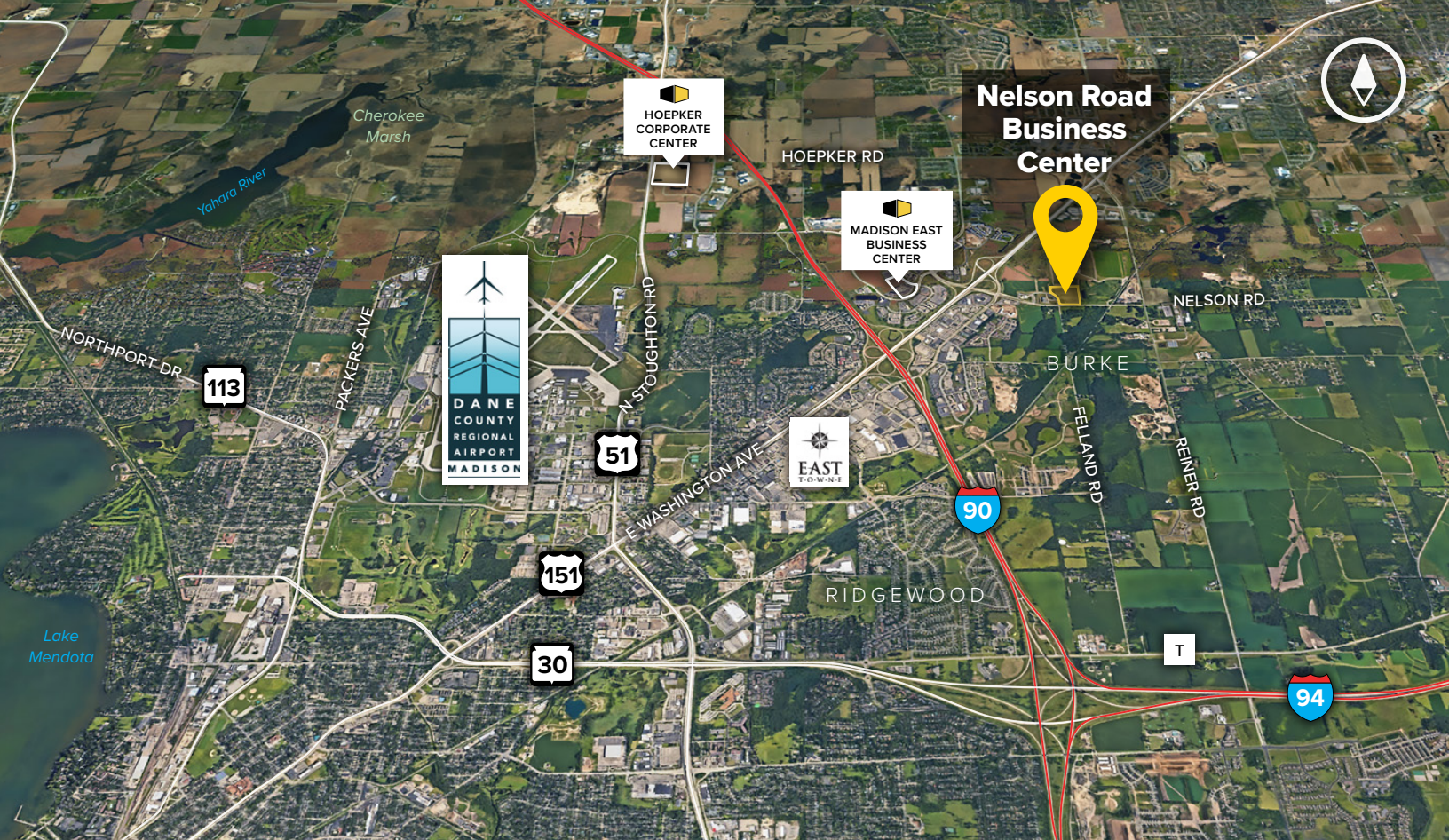
Flex/R&D/Office Specifications

| | |
|----------------|-----------------------|
| 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 |



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





Distances to:

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

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 more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



1020 James Drive | Suite G
Hartland, WI 53029

262.524.0100 | SJPI.COM/WISCONSIN
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For additional leasing information or to schedule a tour, contact:

Gregory Fax
Regional Partner, Wisconsin
262.524.0100
gfax@sjpi.com

Connect with us @stjohnprop    



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