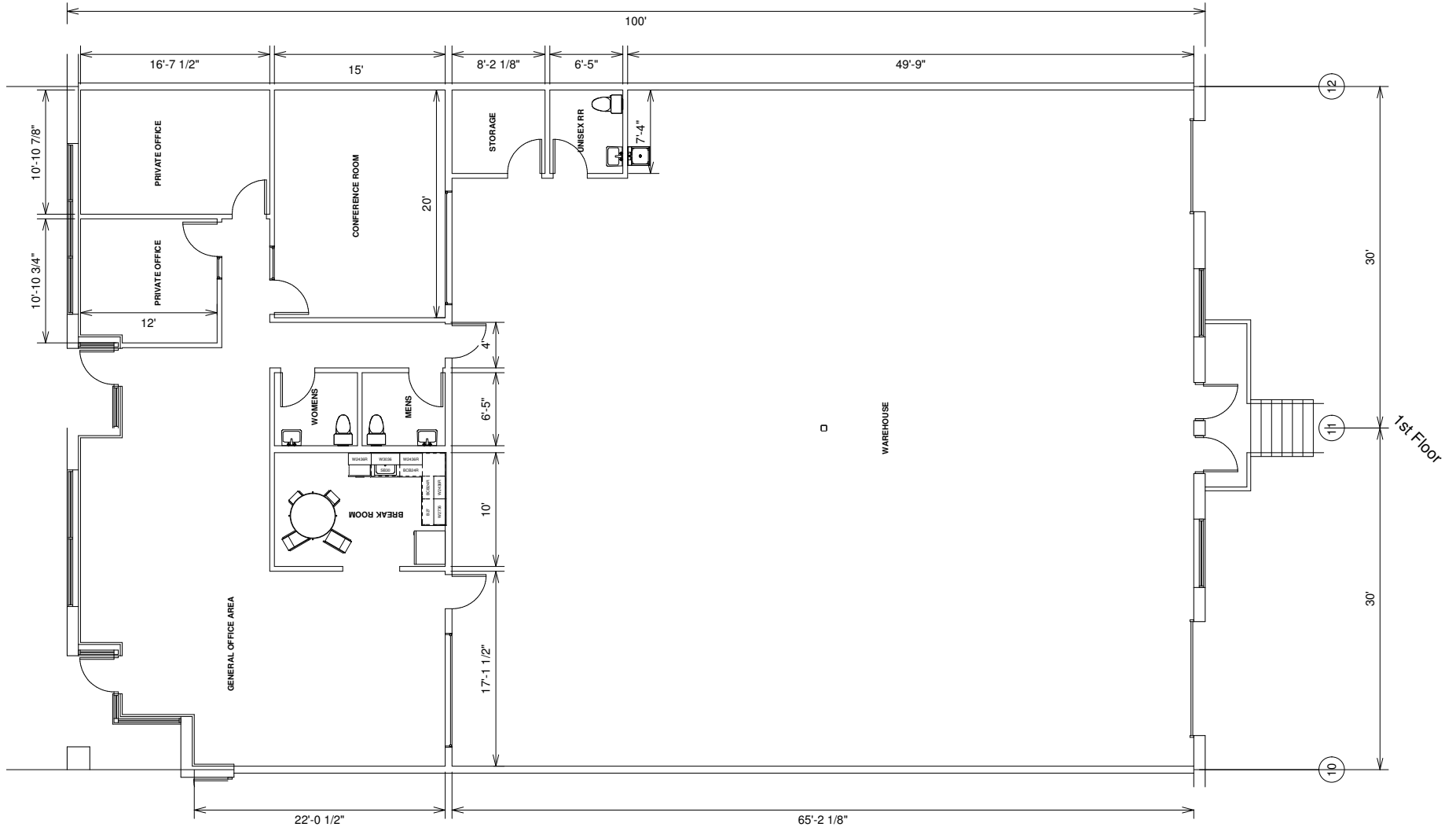


Total SF Available:
6,000 SF



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.



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

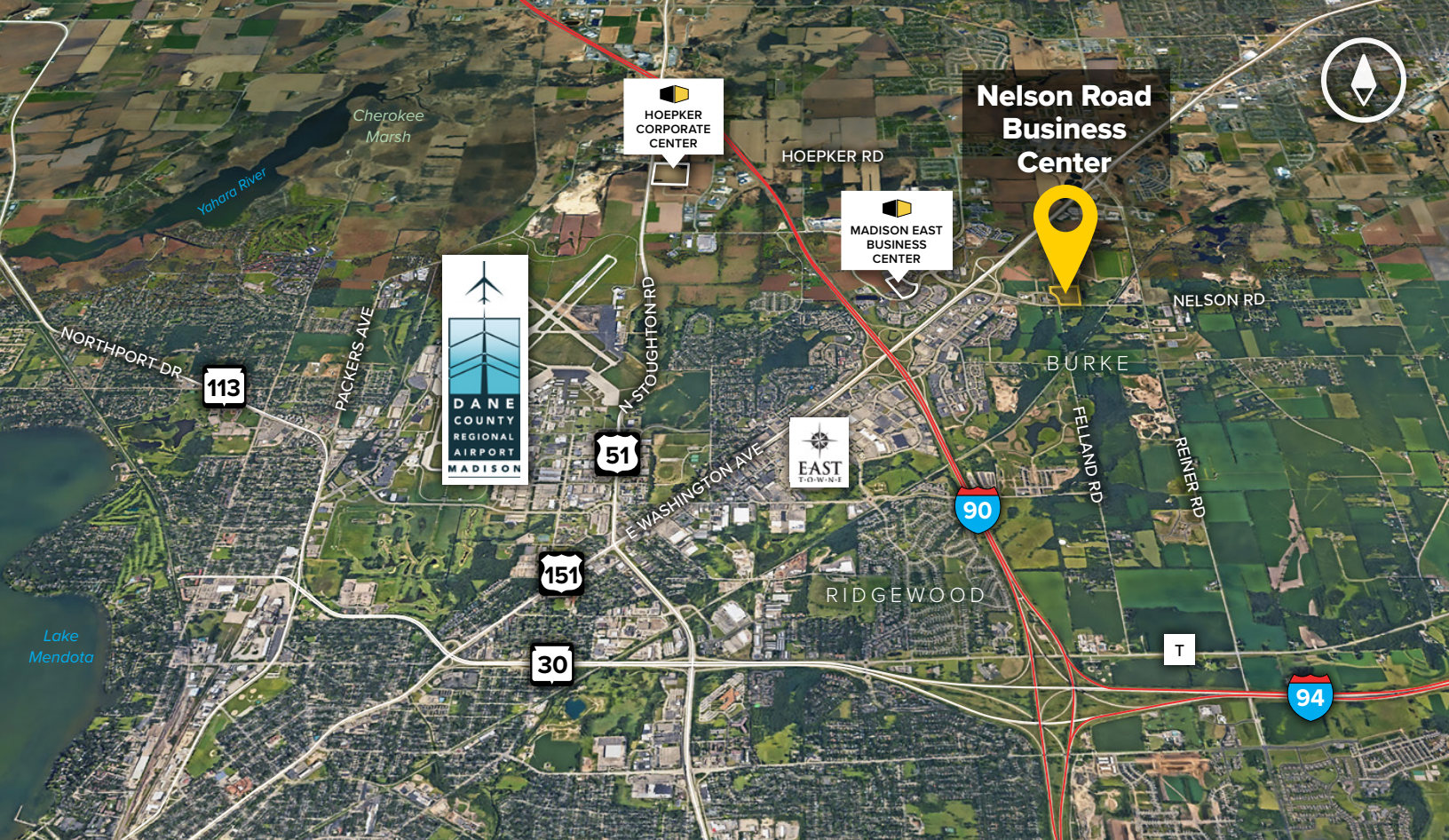
Flex/R&D/Office Specifications

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.



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