



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

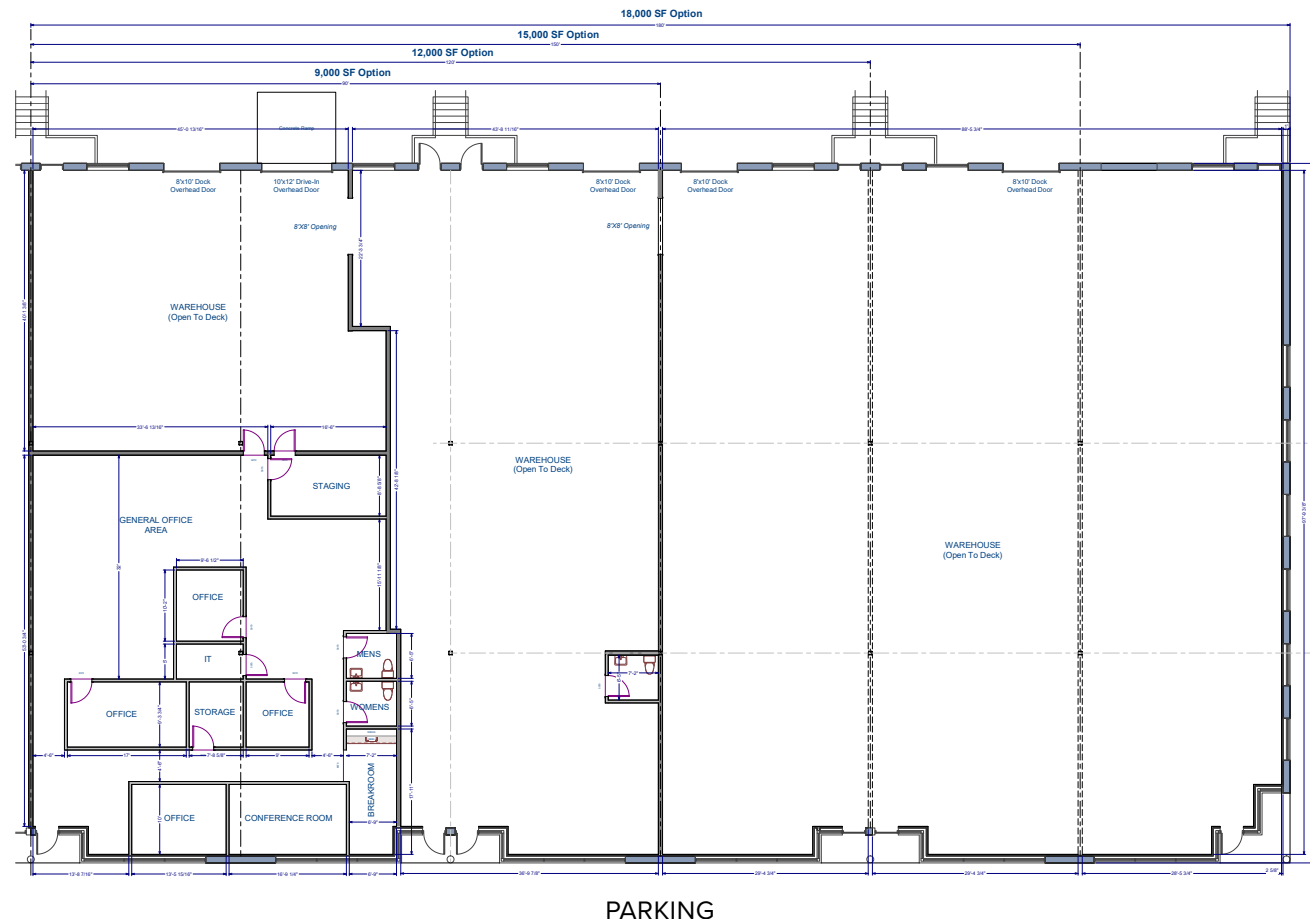
For more information on Nelson Road Business Center, visit: sjpi.com/nelsonroad



Total SF Available:
5,036 up to 18,000 SF

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)

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

Gregory Fax

Regional Partner, Wisconsin

GFax@sjpi.com | 262.524.0100

Wisconsin Regional Office:

2000 Pewaukee Road | Suite A

Waukesha, WI 53188



262.524.0100 | SJPI.COM/WISCONSIN



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/26