

# Nelson Road Business Center



## For Lease-Office/Warehouse Space

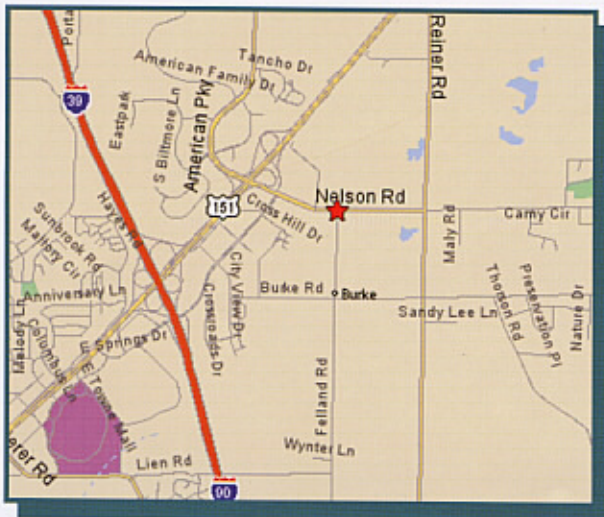
### Location

4001, 4005, 4009 Felland Road  
 Madison, WI 53718  
 Tel: (608) 223-0100 Fax: (608) 223-0255

4001 Felland Road - 36,000 sq. ft.  
 4005 Felland Road - 49,800 sq. ft.  
 4009 Felland Road - 57,900 sq. ft.

### Building Specifications

Ceiling Height .....16' clear minimum  
 Loading .....Dock or drive-in  
 Roof .....EDPM rubber roof  
 Walls .....Masonry  
 Office .....Build to suit  
 Heat .....Natural gas  
 Parking .....220 parking spaces  
 Zoning .....Light Ind.  
 Uses .....Office, manufacturing, warehousing, distribution, etc.



1/2 mile east of Hwy. 151 using the Nelson Road exit off Hwy. 151.  
 One mile north of Interstate-90/94 using the High Crossing exit.  
 2 minutes from East Towne Mall, 15 minutes to Downtown.



Bay Sizes Available: 2400, 2700, 3000 square feet and up.



Contact: Gregory Fax  
 MIE Properties, Inc.  
 1020 James Drive, Suite G  
 Hartland, WI 53029  
 (608) 223-0100  
[greg.fax@mieproperties.com](mailto:greg.fax@mieproperties.com)