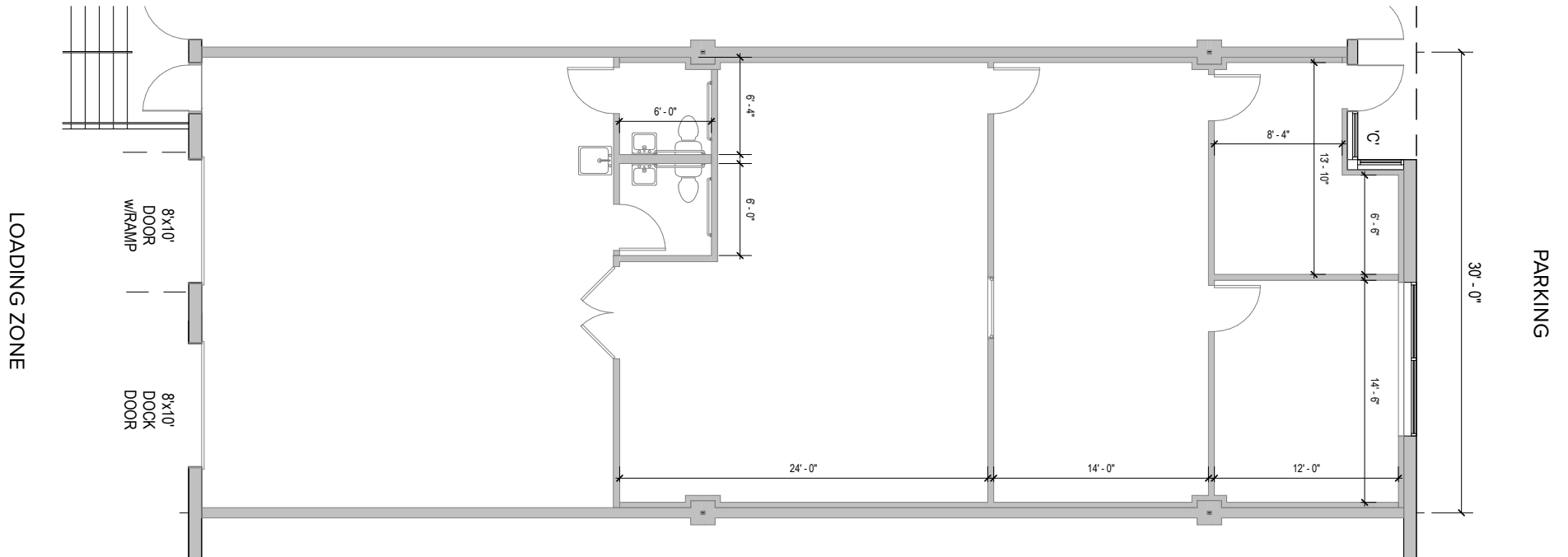
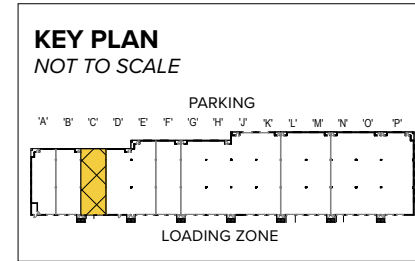




Total SF Available:
2,400 SF

1,481 sq. ft. office, 919 sq. ft. warehouse with private offices, open office areas, a 8'x10' door with ramp (2), and a 8'x10' dock door (1)



About Caton Research Center

Caton Research Center is a 60-acre business community located off Caton Avenue at the intersection of Interstate 95 and the Baltimore Beltway (Interstate 695) in Arbutus, MD. The unified architecture of St. John Properties' 16 buildings, comprising more than 818,600 square feet of office, flex/R&D and warehouse space, provides Caton Research Center a campus-like business environment.

Tenant sizes from 1,500 square feet to 48,300 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well maintained atmosphere. Thirty-foot-wide spaces combined with 16 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

Bulk/Warehouse Space

1615-1627 Knecht Ave.	64,056 SF
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3901-3915 Benson Ave. 3900-3924 Vero Road	192,500 SF
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Bulk/Warehouse Specifications

Ceiling Height	22 ft. clear
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Zoning	ML-IM
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Flex/R&D Space

1500 Caton Center Drive	42,400 SF
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1510 Caton Center Drive	45,400 SF
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1520 Caton Center Drive	47,400 SF
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1530 Caton Center Drive	48,300 SF
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1540 Caton Center Drive	44,400 SF
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1550 Caton Center Drive	36,500 SF
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1560 Caton Center Drive	35,400 SF
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4625-4643 Benson Ave.	14,300 SF
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3916 Vero Road	37,500 SF
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3918 Vero Road	36,300 SF
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3920 Vero Road	43,800 SF
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3921 Vero Road	44,700 SF
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3922 Vero Road	38,500 SF
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1667 Knecht Avenue	47,200 SF
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Flex/R&D Specifications

Suite Sizes	1,500 up to 48,300 SF
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Ceiling Height	16 ft. clear minimum
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3920 Vero Road	20 ft. clear minimum
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Offices	Built to suit
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Parking	4 spaces per 1,000 SF
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Heat	Gas
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Roof	EPDM rubber
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Exterior Walls	Brick on block
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Loading	Dock or drive-in
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Zoning	ML-IM
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For more information on Caton Research Center, visit: sjpi.com/caton



Distances to:

Interstate 95	1 mile
Interstate 695 (Baltimore Beltway)	2 miles
MD Route 295	3 miles
Baltimore, MD (Downtown)	5 miles
Interstate 97.....	5 miles
BWI Airport	7 miles
Columbia, MD	15 miles
Annapolis, MD (Downtown)	25 miles
Interstate 495 (Capital Beltway)	25 miles
Washington, D.C.	35 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

Connect with us @stjohnprop



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REV 09/24