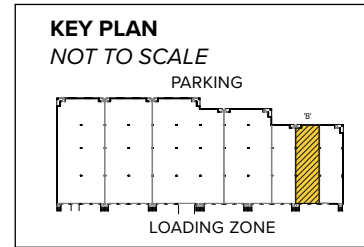




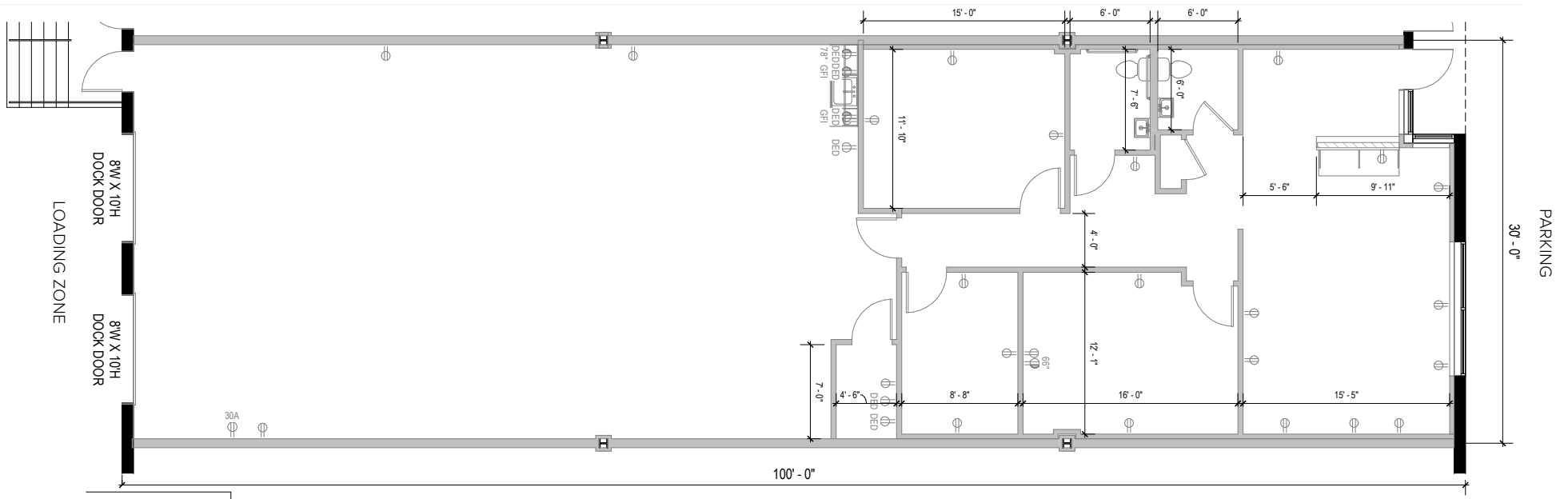
Total SF Available:
3,000 SF

1,226 sq. ft. office, 1,774 sq. ft. fully conditioned warehouse with 20' clear height and 8'x10' dock doors (2)



**CLICK TO VIEW
VIRTUAL TOUR**

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.



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 |
| 3901-3915 Benson Ave. 3900-3924 Vero Road | 192,500 SF |
| Bulk/Warehouse Specifications | |
| Ceiling Height | 22 ft. clear |
| Zoning | ML-IM |

Flex/R&D Space

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

Flex/R&D Specifications

| | |
|----------------|-----------------------|
| Suite Sizes | 1,500 up to 48,300 SF |
| Ceiling Height | 16 ft. clear minimum |
| 3920 Vero Road | 20 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | EPDM rubber |
| Exterior Walls | Brick on block |
| Loading | Dock or drive-in |
| Zoning | ML-IM |

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 |



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Contact Us

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

Claire Cobert

Leasing Representative

ccobert@sjpi.com | 410.369.1274

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

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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