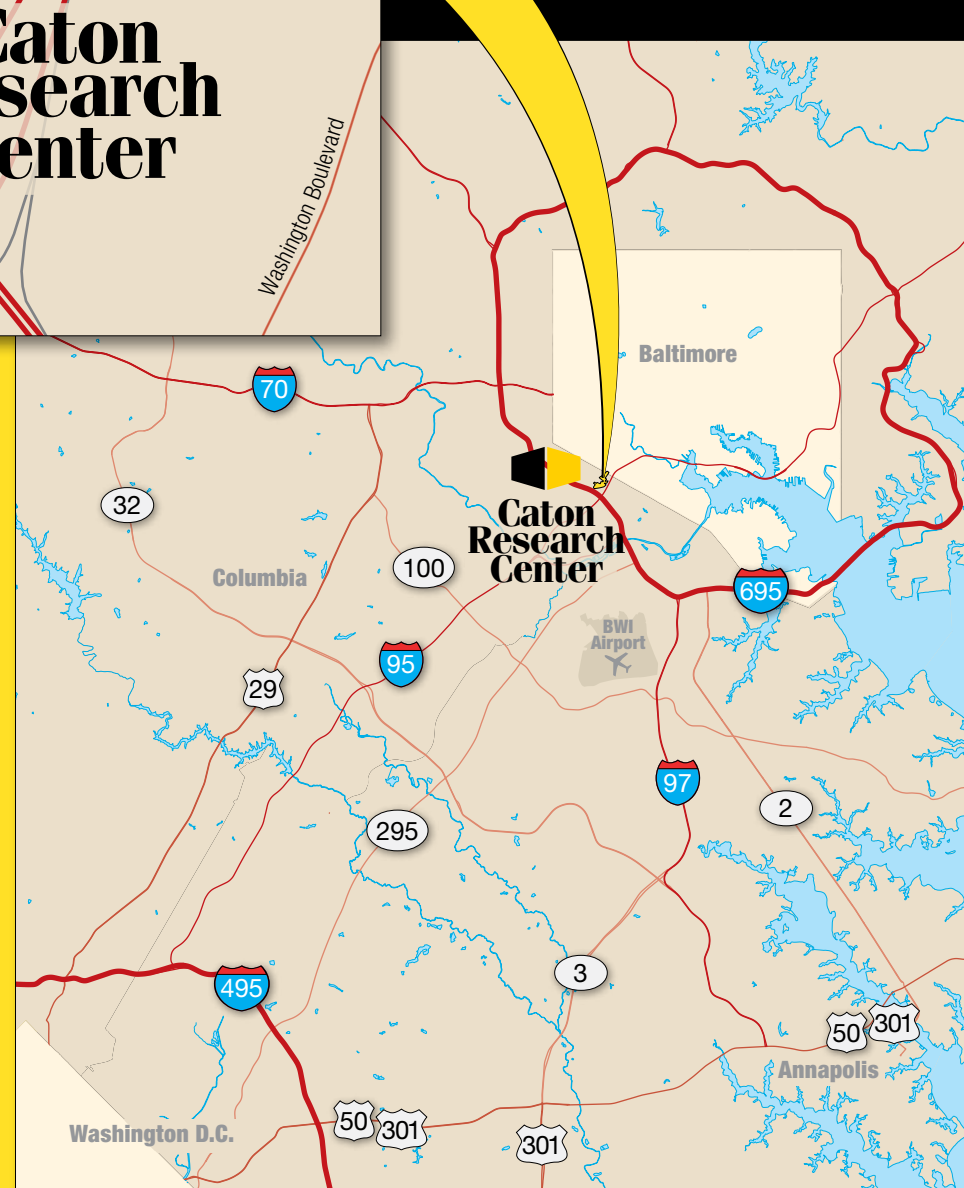


# Caton Research Center

**Bulk / Warehouse**  
Halethorpe, MD



## Strategic Location in Baltimore-Washington Common Market

A modern and advanced highway network, including Interstate 95 and the Baltimore Beltway (I-695) provides easy connections from Caton Research Center to all points in the Baltimore-Washington metropolitan area. The park is also serviced by public bus transportation. The area is surrounded by a variety of business amenities, hotels, regional shopping centers and restaurants. The park draws from a highly-educated and talented labor pool throughout the common market.

## Distances to:

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



Caton Research Center is a 562,000 sq. ft. business park that includes 240,000 sq. ft. of bulk/warehouse space.



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# Caton Research Center



## Bulk/Warehouse Building Specifications

Ceiling Height	22' to 24' clear
Loading	Dock or Drive-in
Column Spacing	50 x 30 ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Built to suit
Heat	Gas
Water	Public
Sewer	Public
Zoning	ML-IM
Zip Code	21227

## All About Caton Research Center

Caton Research Center is a 60-acre business community located off Caton Avenue at Interstate 95 and the Baltimore Beltway (I-695). The 800,000 sq. ft. park includes 14 buildings comprising approximately 562,000 sq. ft. of R&D/flex space and two buildings comprising 240,000 sq. ft. of bulk/warehouse space.

The park's strategic location offers quick and easy connections to downtown Baltimore, Washington, D.C., and points in between.

## All About St. John Properties

Caton Research Center is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 15 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.