

Caton Research Center

R&D/Flex
Halethorpe, MD



Convenient to Baltimore-Washington Corridor

Caton Research Center is conveniently located off Caton Avenue, with easy access to Interstate 95 and the Baltimore Beltway (I-695). This strategic Baltimore County location offers quick and easy connections to downtown Baltimore, points throughout the corridor, as well as the Washington, D.C. suburbs.

The area is surrounded by a variety of business amenities, hotels and regional shopping centers as well as restaurants at all price points. The park draws from a highly-educated and talented labor pool throughout the common market.



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Maryland • Colorado • Louisiana • Virginia • Wisconsin



Distances to:

- Annapolis (Downtown)25 miles
- Baltimore (Downtown)5 miles
- I-695 (Baltimore Beltway)2 miles
- BWI Airport7 miles
- I-495 (Capital Beltway)25 miles
- Columbia, MD15 miles
- I-95 1 mile
- I-975 miles
- MD Route 2953 miles
- Washington, D.C. (Downtown)35 miles



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All 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 (I-695) in Halethorpe, MD. The unified architecture of St. John Properties' 14 buildings, comprising more than 800,000 sq. ft. of office, R&D/flex and warehouse space, provides Caton Research a campus-like business environment.

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

St. John Properties features an in-house and fully-staffed property management division, to ensure that the buildings continually operates at peak performance and look as good "20 years from now, as the day you first moved in."

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 14 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.

R&D/Flex Building Specifications

Ceiling Height	9 foot clear minimum
Loading	Dock or Drive-in
Bay Sizes	1,500-2,400-2,700-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zip Code	21227
Zoning	ML-IM

R&D/Flex

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

Bulk/Warehouse

Building Address	Area in Sq. Ft.
1615-1627 Knecht Avenue	47,148
3901-3915 Benson Avenue 3900-3924 Vero Road	192,300