ST. JOHN PROPERTIES

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Caton Research Center

3920 Vero Road | Arbutus, MD 21227

Suites D–E

Total SF Available:

7,200 SF

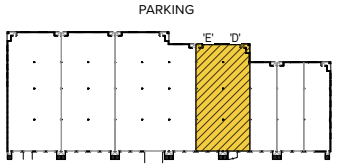
Office: 653 SF

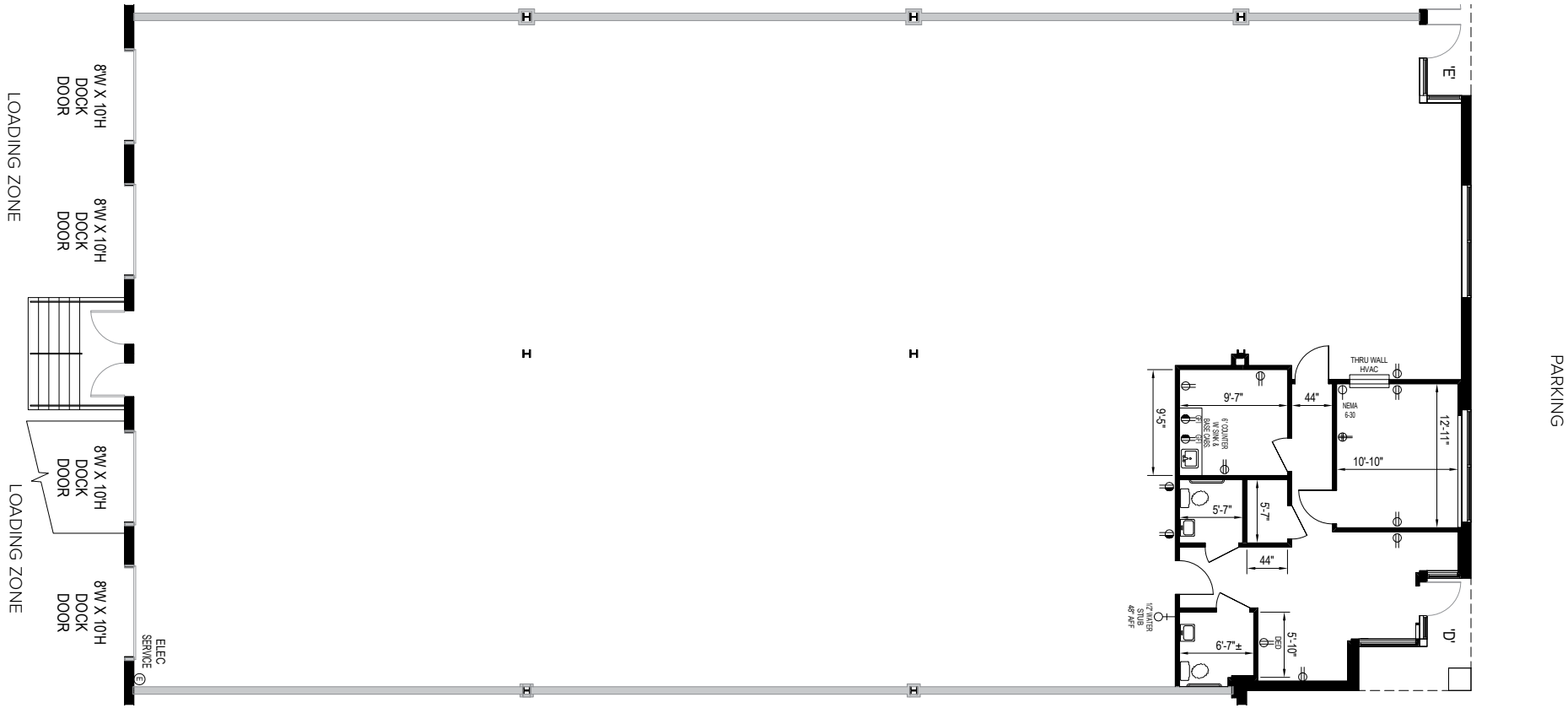
Warehouse: 6,547 SF

20′ clear height in warehouse

KEY PLAN

NOT TO SCALE





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.

For more information on Caton Research Center, visit: ***sjpi.com/caton***

Bulk/Warehouse Space & Specifications

Bulk/Warehouse Building	
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 & Specifications

Flex/R&D Buildings	
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

Distances to:

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

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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

Claire Cobert
Leasing Representative
410.369.1274 | ccobert@sjpi.com

Sean Doordan
Senior VP, Leasing & Acquisitions
410.369.1211 | sdoordan@sjpi.com

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, MD 21244
410.788.0100 | SJPI.COM
MD | CO | LA | NV | PA | UT | VA | WI

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U.S. GREEN BUILDING COUNCIL MEMBER

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