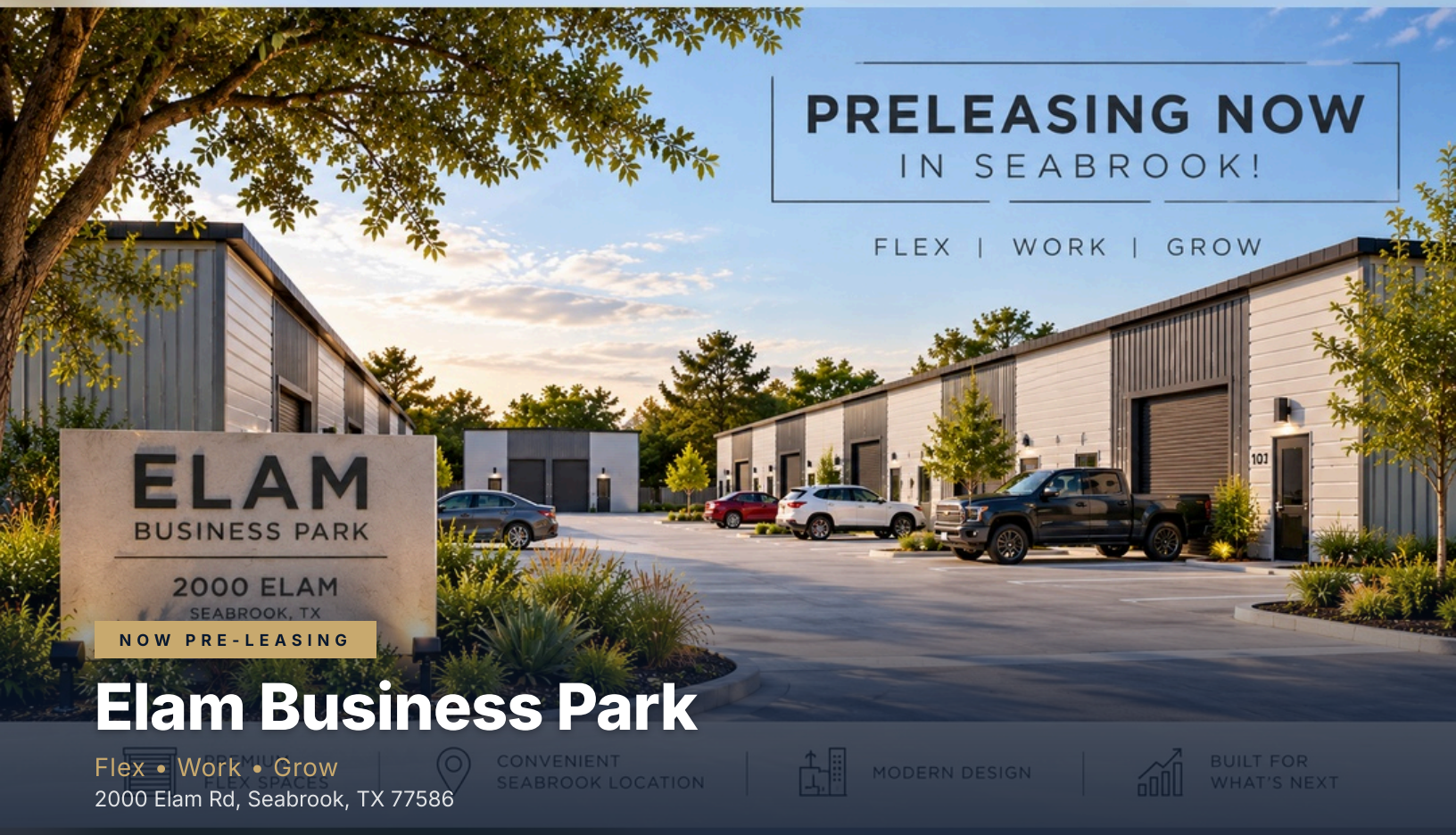


Elam Business Park

Flex • Work • Grow

2000 Elam Rd, Seabrook, TX 77586

PREMIUM FLEX SPACES | CONVENIENT SEABROOK LOCATION | MODERN DESIGN | BUILT FOR WHAT'S NEXT

UNIT SIZES	CLEAR HEIGHT	ROLL-UP DOORS	PHASE I
1,050 – 10,000 SF	16′	10′ × 12′	28 Suites

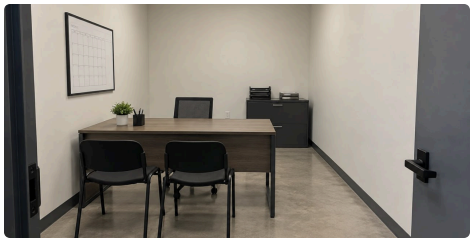
PROPERTY HIGHLIGHTS

- Premium flex space with upscale finishes — finished offices, restrooms & warehouse
- Minutes from Houston Ship Channel & Port of Houston
- All-inclusive rent — tenants pay electric & internet only
- Laydown yards available for outdoor storage
- Direct access to Highway 146 & NASA Road 1
- 3-phase power & 24/7 access
- Ample parking with 24′ fire lanes throughout
- Ideal for contractors, e-commerce, distribution & light manufacturing

GALLERY







ALLON INVESTMENTS

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www.alloninvestments.com

Site Plan & Unit Mix



BUILDING	SUITES	COUNT	PHASE	FEATURES
Building 1	110 – 160	6	PHASE I	Flex suites + laydown yard
Building 3	310 – 380	8	PHASE I	Flex suites
Building 4	410 – 470	7	PHASE I	Flex suites
Building 5	510 – 570	7	PHASE I	Flex suites
Building 2	TBD	TBD	PHASE II	Flex suites
Building 6	TBD	TBD	PHASE II	Flex suites + laydown yard
Building 7	TBD	TBD	PHASE II	Flex suites + laydown yard



LOCATION ADVANTAGES

- Right off NASA Road 1 in Seabrook, TX
- Direct access to Highway 146
- Minutes from Houston Ship Channel
- Close to Port of Houston & Ellington Field
- Growing Clear Lake / Bay Area submarket
- Strong demand from contractors & small businesses

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