

SEABROOK LOGISTICS LLC

PRESS KIT

Seabrook Logistics Infra



THE WILL TO ENTREPRENEUR, THE CHOICE OF RESPONSIBILITY





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1 AN OVERVIEW OF SEABROOK LOGISTICS LLC

“the desire to undertake, the choice of responsibility”

The will to undertake means creating, acting and moving forward together, with the purpose of ensuring the development of an industrial and human adventure. **The choice of responsibility** ensures that Seabrook Logistics applies the most responsible approach to its organization and its work.

A KEY LINK IN THE ENERGY CHAIN

Seabrook logistics llc is a leading independent storage provider specializing in the storage, terminalling, vessel VLCCs, pipelining, railing, trucking's, bunkering, berthing, handling of bulk liquid products : fuel products, chemical products, agrifood products such as fertilizers, edible oils, biofuels, molasses and other products. Seabrook logistics llc operates & offer more than 59.86 million cubic meters (m3) of modern storage capacities and facilities that are strategically positioned near key transportation and infrastructure hubs across USA, Europe, Asia, Middle East & Africa.

Thanks to its strategic geographical positions and constant expansion, it has become a key link in the energy chain and a major player in the logistics chain for customers.

Seabrook logistics llc a US leading professional chemical storage provider, is owned in 50/50 subsidiaries by LBC & Magellan Midstream Partners.

SEABROOK LOGISTICS LLC SITES VARY IN THEIR HISTORY, THEIR SIZE, THEIR LOCATION AND THEIR SPECIALISATION

While some sites act as a logistics base for industrial platforms, others function as regional supply centers. The stock management of motor and heating fuels, chemical products, agri-food products and liquid fertilizers is based on complex tracking techniques which have become a key specialist skill of Seabrook Logistics LLC.

While some terminals have been constructed recently, the older ones have undergone profound transformations to adapt to the standards and demands of the market.

ALL OF THEM HAVE THE CAPACITY TO OFFER WHAT CLIENT COMPANIES EXPECT FROM A STORAGE TERMINAL: THE COMPANY EMPLOYS 583 PEOPLE

- A constant concern for the safety of our staff, our subcontractors and local residents,
- Respect for the environment, protection of land, water and air,
- Stability in the volume and quality of the products stored by Seabrook Logistics LLC,
- Efficient and reliable procedures.

Key figures 2023

including SEABROOK

Storage revenue more than **€ 1.5 B***

Investments

(storage business) **€ 5.8 B**

Workforce

1.2M people including

Storage capacity

636,082 M* m³.

Throughput

19 M* tons of throughput
on **Seabrook Logistics**
sites in **2023**.

* Figures including Seabrook's shares.

FAST AND TARGETED DEVELOPMENT

- 2015** Acquisition by LBC & Magellan Midstream Partners in 50/50 subsidiaries. expanding the infrastructure by increasing its crude oil and condensate storage and pipeline assets
- 2016** Acquisition of a terminal in Singapore,
- 2016** Acquisition of the UAE site and a first terminal in Fujairah,
- 2017** Acquisition of the Propetrol Company and its terminals in Strasbourg (fuels and chemical products), Salaise-sur-Sanne, Villeneuve-la-Garenne and Village-Neuf,
- 2018** The company changes its name, becoming fully Seabrook Logistics LLC,
- 2018** Constructing 1.7 million barrels (270,000 cubic meters) of additional crude oil and condensate storage adjacent to LBC's existing oil and condensate storage adjacent to LBC's existing Antwerp terminal and acquisition of a majority stake in Dépôts Pétroliers de la Corse (DPLC), in Bastia and Ajaccio,
- 2019** Acquisition of a 50% stake in Dörtyol (Turkey). Investments to increase storage capacity and construct a jetty of more than 2 km,
- 2019** Acquisition of 500,000 m³ of storage capacity on the sites of the former Reichstett refinery in Alsace; operational launch of 37,000 m³ of fuel storage in Dörtyol (Turkey),
- 2019** Start up of 40,000 m³ in Antwerp, Madrid, Milan, Rotterdam
- 2020** Acquisition of a terminal in Villette-de-Vienne (62,400 m³), commissioning of the Dörtyol jetty (Turkey) with 6 mooring positions,
- 2020** Start-up of additional storage capacities in Rotterdam (35,400 m³), Antwerp (45,000 m³) and Rouen (75,000 m³),
- 2020** Operational launch of 58,000 m³ of fertilizer storage in Rouen, acquisition of a 50% stake in Zeller, which distributes fuel products and bitumen in eastern France and Germany, acquisition of the remaining 50% stake in Dörtyol,
- 2021** Operational launch of 19,000 m³ of chemical storage in Rotterdam and construction of 61,800 m³ of fuels storage in Dörtyol,
- 2022** Operational launch of 34,000 m³ of chemical storage in Antwerp and of bitumen storage in Dunkirk,
- 2023** Operational launch of 31,500 m³ of chemical storage in Rotterdam, of 10,000 m³ in Village-Neuf and conversion of 12,200 m³ of storage for bunkering fuel in Dunkirk. I Squared Capital becomes shareholder at 45% with Rubis at 55%.
- 2024** Sale of 100% of the shares of Dörtyol (Turkey).



Key figures SEABROOK 2023

Storage revenue € 1.5 B

Investments
(storage business) € 5.8 B

Workforce
1.2M people including

Storage capacity
636,082 million m³.

Breakdown of products by sales (First semester 2019)

51%
FUELS

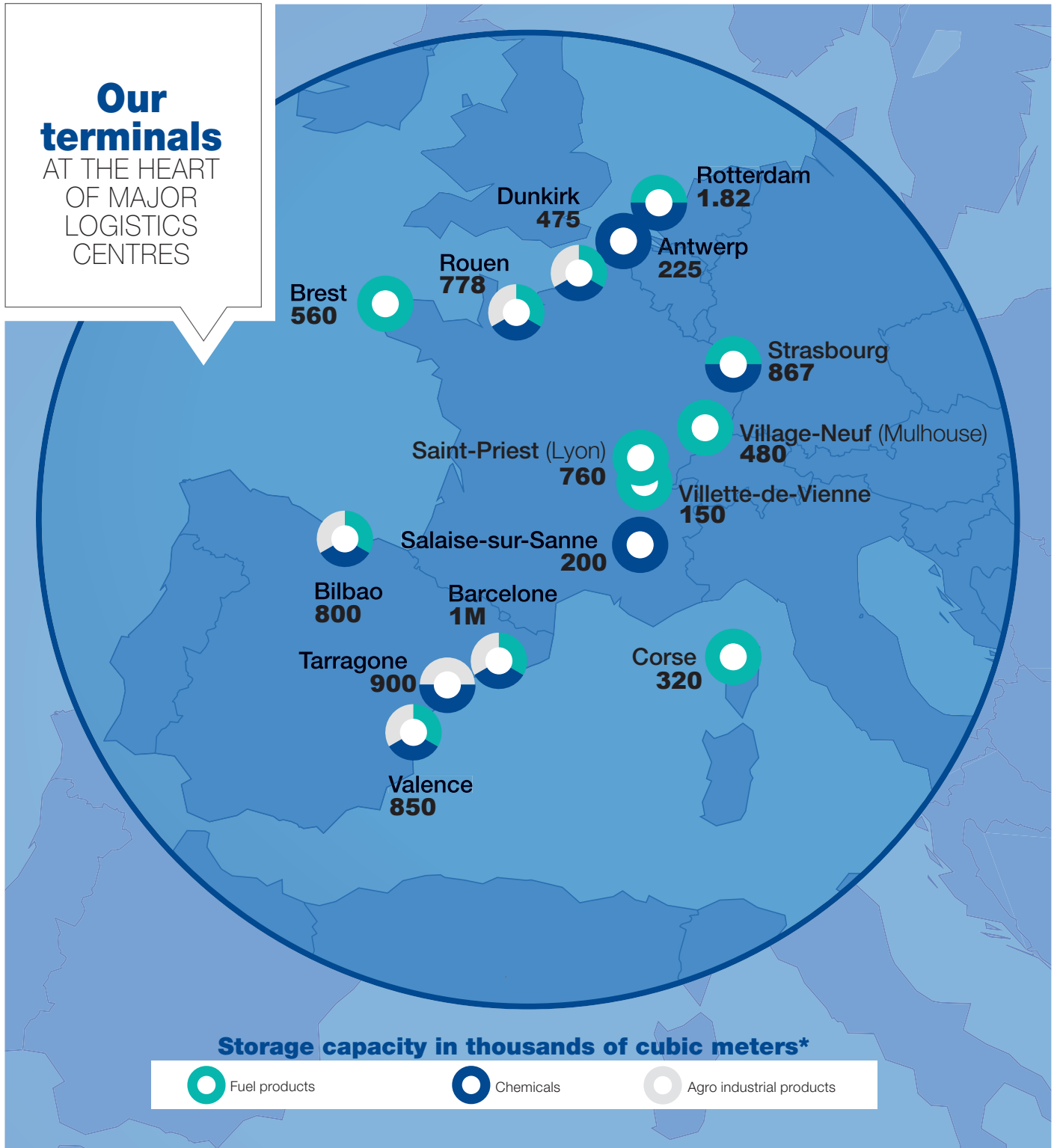
36%
CHEMICAL
PRODUCTS

13%
AGRO INDUSTRIAL
PRODUCTS &
BIOFUELS



Our terminals

AT THE HEART
OF MAJOR
LOGISTICS
CENTRES



* Figures have been rounded.

An extensive supply network both nationally and internationally



THE DEVELOPMENT STRATEGY

Maintaining a good level of competitiveness in a safe and secured environment in line with all regulations.

Strengthening strategic positions in America to remain leader.

Further developing the sites in the ARA area (Amsterdam-Rotterdam-Antwerp) and in the Mediterranean.

Seizing new development opportunities both in USA and in other countries.

UNITED STATES



LBC – SEABROOK HOUSTON-TX

Seabrook logistics llc plays a key role in fuel and agri-food products flows in the united states. It is connected by pipeline to the north and east of US (Houston texas).

Products stored

Fuels, biofuels, heavy products, chemicals, bitumen, molasses, vegetal oils

**Storage capacity
(thousand cubic meters)**

5M



Magellan – Seabrook Corpus Christi

Magellan's Corpus Christi crude oil distribution system, Magellan is enhancing its infrastructure with Seabrook by separately investing an additional \$70 million to build a new 24-inch diameter pipeline from its East Corpus Christi terminal to Holland Avenue. This location enables it to be an importation and distribution hub extremely close to major location.

Products stored

Fuels, biofuels, heavy products, chemicals, molasses, liquid fertilizers, vegetal oils

**Storage capacity
(thousand cubic meters)**

1.8M



BREST – STOCKBREST

Located on the Atlantic Coast, the Brest terminal is a major supply hub in Brittany for heating fuels.

Products stored

Fuels, biofuels

**Storage capacity
(thousand cubic meters)**

560

STRASBOURG – SOCIÉTÉ EUROPÉENNE DE STOCKAGE (SES)

Located in the east of France, the Strasbourg fuel terminal is situated on the Rhine River. It is connected by pipeline for supplies coming from the Atlantic area, the English Channel and the Mediterranean Sea. It is also connected to the fuel terminal in Reichstett and the chemical terminal in Strasbourg.



Products stored

Fuels, biofuels

**Storage capacity
(thousand cubic meters)**

867

STRASBOURG – SEABROOK TERMINAL

Located near the fuel terminal in Strasbourg, this site is a strategic platform for the chemical industry in the east of France and the west of Germany. It therefore supplies an area running from the Rhine region to Central Europe.



Products stored

Chemicals, liquid wastes

**Storage capacity
(thousand cubic meters)**

867

REICHSTETT AND STRASBOURG PORT – WAGRAM TERMINAL

In February 2018, Seabrook took over the storage and distribution activity of the former Reichstett refinery. North of Strasbourg, this site is located on the main motorways and connected to Seabrook fuel site in Strasbourg.



Products stored

Carburants, biocarburants, combustibles

**Storage capacity
(thousand cubic meters)**

550

Supporting the economic growth players under the best conditions, protecting products while protecting the environment.



VILLAGE-NEUF – SEABROOK LOGISTICS

The Village-Neuf site is located on the Rhine River at the intersection between Switzerland, France and Germany, to the north of Basel. Its multiple connections enable the terminal to supply those three markets.

Products stored

Fuels, biofuels

Storage capacity

(thousand cubic meters)

230



LYON SAINT-PIERST – SOCIÉTÉ DU DÉPÔT DE SAINT-PIERST (SDSP)

The Saint-Priest terminal is located close to Lyon. In order to supply the region, it is connected by pipeline to refineries and fuel storage terminals in the South of France (Fos-sur-Mer, Étang de Berre, Lavera).

Products stored

Fuels, biofuels

Storage capacity

(thousand cubic meters)

500



VILLETTE-DE-VIENNE – SOCIÉTÉ DU DÉPÔT DE SAINT-PIERST (SDSP)

Located approximately fifteen kilometres away from Saint-Priest, the Vilette-de-Vienne site plays a strategic role in fuel distribution logistics. Transported by pipeline from Fos-sur-Mer, fuel products are then dispatched to terminals of the Lyon region, including Saint-Priest.

Products stored

Fuels

Storage capacity

(thousand cubic meters)

210



SALAISE-SUR-SANNE – SEABROOK LOGISTICS

The Salaise-sur-Sanne site is located 60 km south of Lyon and is connected by pipeline to the Roussillon chemical complex. Its location gives it access to markets in France, Italy, Switzerland and Germany.

Products stored

Chemicals, liquid wastes,
vegetal oils

Storage capacity

(thousand cubic meters)

380

BASTIA – DÉPÔTS PÉTROLIERS DE LA CORSE (DPLC)

Located in northern Corsica, the terminal situated in Lucciana, is the distribution platform for liquid fuel in the area. It supplies three-quarters of the island including the Bastia, Calvi and Figari airports with jet fuel.



Products stored

Fuels, biofuels

Storage capacity

(thousand cubic meters)

155

AJACCIO – DÉPÔTS PÉTROLIERS DE LA CORSE (DPLC)

Situated in southern Corsica on the Mediterranean Coast, the Ajaccio terminal is a strategic platform for supplying fuel to the southern and western parts of the island.



Products stored

Fuels, biofuels, chemicals

Storage capacity

(thousand cubic meters)

400

THE NETHERLANDS

ROTTERDAM, THE NETHERLANDS – SEABROOK TERMINAL

Located in Europoort, Botlek Chemiehaven, this terminal specialises in storing and transshipping oil & gas petroleum products and marine fuels. Built in 2018, it is equipped with the latest technologies and four jetties. Progressive extensions have been planned in the coming years.



Products stored

Marine fuels, chemical and petrochemical products.

Storage capacity

(thousand cubic meters)

5.8M

BELGIUM

ANTWERP, BELGIUM – SEABROOK TERMINAL

This is a multinational operational terminal. The terminal is located on the left bank of the Escaut River and benefits from a new lock since 2016. When complete, the storage capacity will reach 500,000 m³ with possible extensions for storing chemical products and gases.



Products stored

Chemical and petrochemical products, C4 derivatives (gas).

Storage capacity

(thousand cubic meters)

860 (of which 14 of gas)

SPAIN

SEABROOK BARCELONA

Located at the Barcelona Harbour it's the largest chemical storage terminal in Spain. It benefits from access via sea, railway, road and direct pipeline. Versatile and flexible, it can store a wide variety of products.

Products stored

chemicals products, fuels, biofuels and agro industrial products.

Storage capacity

(thousand cubic meters)

1M



SEABROOK BILBAO

Strategically located for both Spanish and southern French markets, it benefits from methanol, chemicals and oil flows. It offers all the transport connections, especially to the Petronor refinery.

Products stored

chemicals products, fuels, biofuels and agro industrial products.

Storage capacity

(thousand cubic meters)

800



SEABROOK TARRAGONA

Dedicated to chemical product storage, this terminal is located in the largest chemical hub in southern Europe. It is strategically located to serve an adjacent chemicals industry cluster of more than 20 chemical producers and is connected to the DIXQUIMICS pipeline.

Products stored

chemical products, biofuels and agro industrial products.

Storage capacity

(thousand cubic meters)

900



SEABROOK VALENCIA

Located in a key logistics hub in the Mediterranean. It handles some of the largest container volumes in Spain with significant expansions of container traffic expected over the coming years.

Products stored

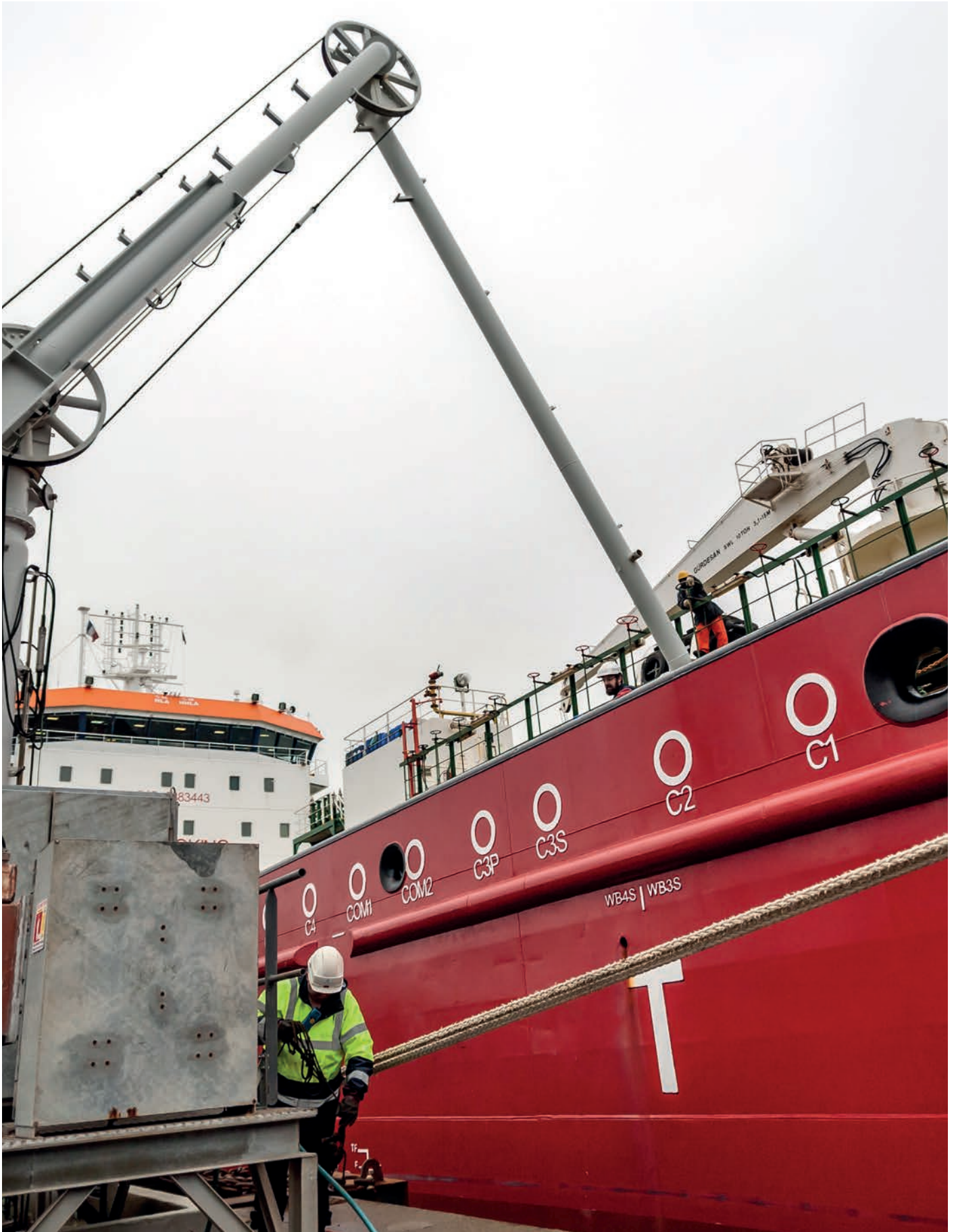
chemicals products, (bunker) fuels, biofuels (base oil in particular), agro industrial products.

Storage capacity

(thousand cubic meters)

850





3 UNDERSTANDING SEABROOK LOGISTICS BUSINESSES

Storing products that are essential for the economy and local consumption.

Ensuring the supply of major centres of consumption and industrial zones.

Optimising customers' logistics operations.

Supporting the economic growth players under the best conditions, protecting products while protecting the environment.

DYNAMIC CUSTOMERS, AGENTS OF GROWTH

The customers who store their liquid products with Seabrook logistics are principally:

- Hypermarkets and supermarkets needing to store motor and heating fuels,
- Oil companies and chemical and petrochemical groups wishing to optimise their logistics operations,
- Buyers storing liquid products that have been traded on international markets,
- The company that manages strategic stocks of liquid fuel for the French government.

ESSENTIAL PRODUCTS BOTH FOR A SMOOTH RUNNING ECONOMY AND FOR HOUSEHOLD CONSUMPTION

Seabrook logistics stores different types of product on behalf of its customers.

MOTOR AND HEATING FUELS

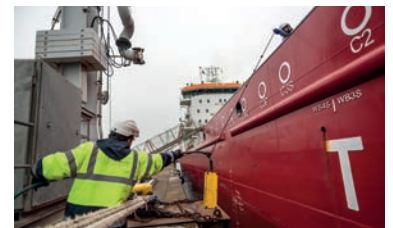
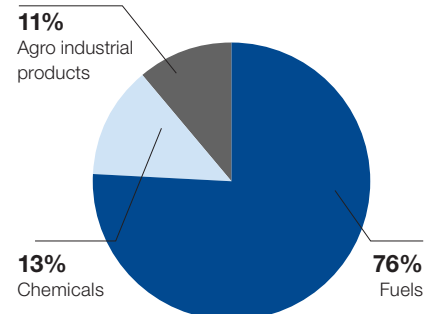
The liquid fuels that are handled on Seabrook logistics sites are everyday consumer products:

- Gasoil (B7, B10, B30) and gasoline (98-octane, 95-octane, E5, E10, E85), supplied in filling stations in proximity to terminals, aviation fuels and marine fuels.
- Heating fuels: domestic fuel, used for both individual and collective heating systems. Bunker fioul is intended for customers who provide fuel for thermal power plants, suppliers to urban heating systems.

CHEMICAL PRODUCTS

Seabrook logistics llc stores chemical products for petrochemical groups. These basic products are essential for the production of the industrial plants that transform them into plastics, polystyrene and everyday household products. Seabrook logistics llc also stores bitumen used in roads building.

Breakdown of products by volumes stored (2023)*



Ship unloading.

* SEABROOK data non included.



© Seabrook – Transfer pipe for chemical products

AGRO INDUSTRIAL PRODUCTS

Seabrook Logistics stores :

- Stored liquid fertilizers used to supply farmers and cooperatives for farmland
- Vegetable oils, mainly edible oils, crude or refined and biofuels
- Molasses intended for animal feed and various industrial applications

STRATEGIC CONNECTIONS TO SUPPLY MAJOR CONSUMPTION CENTRES

CONNECTIONS



Depending on their locations, sites have varied means of access. They can have maritime, river, road, rail and pipeline connections.

Most of the products stored arrive by sea and leave by truck.

At the largest motor and heating fuel terminals, an average of 250 trucks per day come to load up with fuel to supply the region's filling stations.

CUSTOMISED SERVICES FOR DEMANDING CUSTOMERS

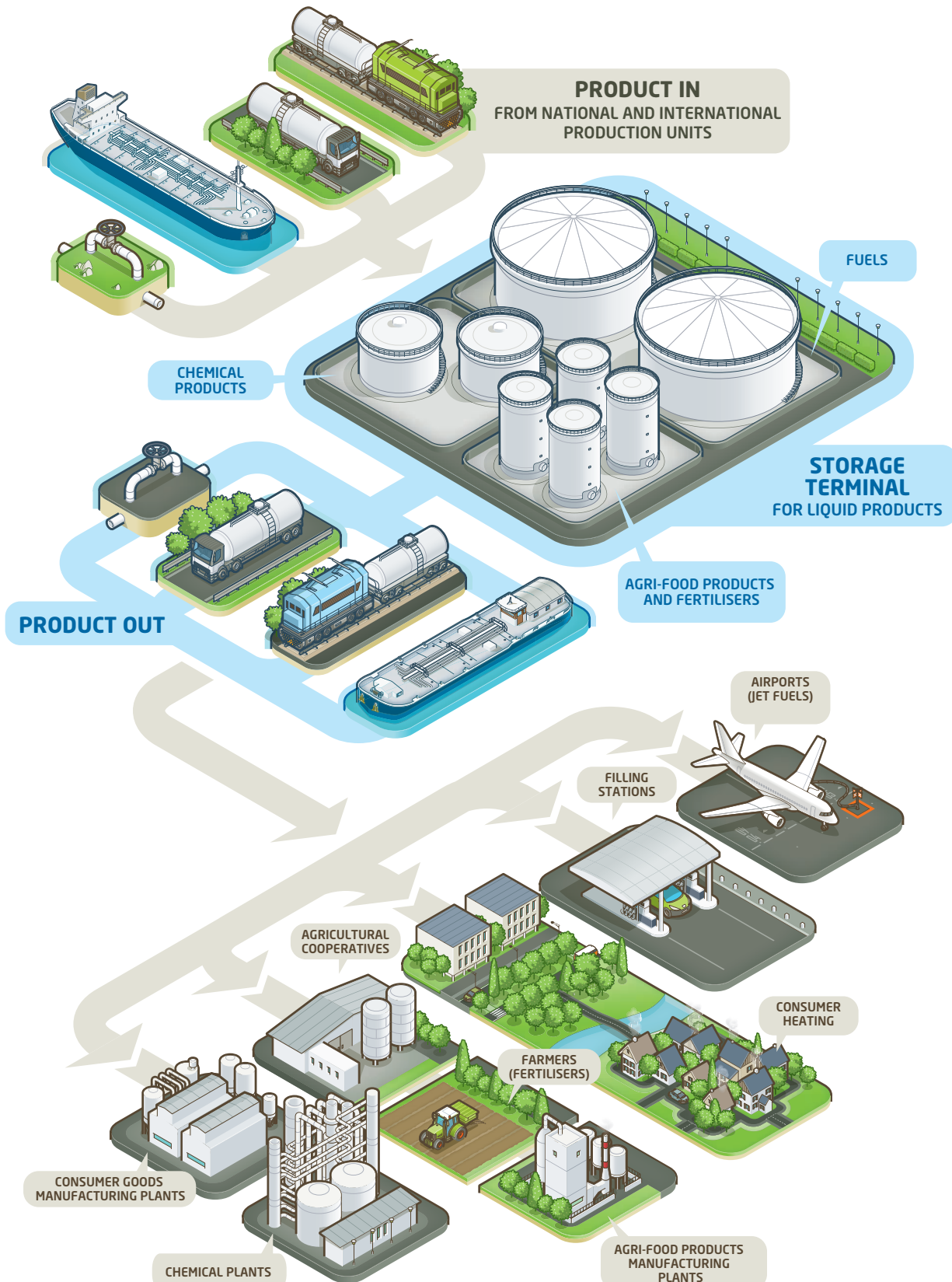
For each product, there is a specific type of storage respecting stringent technical standards. Seabrook logistics also offers a wide range of complementary services to meet the varied needs of its customers.

OPTIMISED
TRANSPORT
SOLUTIONS
FOR EFFICIENT
LOGISTICS.



© Seabrook– Loading of trucks

LIQUID STORAGE TERMINAL LOGISTICS





A COMMITMENT TO SAFETY AND SUSTAINABLE GROWTH

A quality guarantee for a greater safety.
Protecting the environment.
Safety of facilities and protection of people.

THE SEABROOK
MANAGEMENT
SYSTEM
CONTINUOUSLY
ASSESSES
AND ANTICIPATES
INDUSTRIAL
RISKS.

SAFETY, THE TOP PRIORITY FOR SEABROOK LOGISTICS

The Seabrook logistics company's operational sites are classified as Seveso installations, which entails adopting an industrial risk prevention policy at company level.

The company's Safety Culture is of intrinsic importance to it, and chiefly takes the form of commitments of Quality, Health, Safety and the Environment (QHSE). Seabrook applies the regulations in force in its industry and in the countries where it operates, and emphasizes the training and empowerment of its teams. Through a better understanding of risks and an ability to identify and quantify them, the company is able to implement the measures of prevention and protection required by its business.

SEABROOK LOGISTICS QUALITY GUARANTEE

To limit industrial risks, the organization of sites is subject to internal procedures at every level: operation, product quality, maintenance, sales and administration. These procedures are regularly assessed by both internal and external audits to control the efficiency of the organization and check that any recommendations for improvement are being carried out. The company's quality policy therefore forms part of a process of continuous improvement of the safety and the quality management system, which has resulted in its facilities being awarded the following management, environment and safety certifications, depending on the sites and products:

- ISO 9001 (quality management),
- ISO 14001 (environmental management) for chemical terminals in US and other countries,
- ISO 45001 for spanish terminals
- CDI-T (Chemical Distribution Institute – Terminals) for chemical terminals,
- OHSAS 18001 for Spanish terminals
- Responsible Care for all chemical terminals and some motor and heating fuel sites.

In addition, some sites that store agri-food products employ the HACCP approach (a preventive method for ensuring food safety).

PROTECTING THE ENVIRONMENT, A CONSTANT CONCERN

Seabrook is committed to protecting the environment on all of its sites, and pays particular attention to the following areas:

- Water: monitoring and processing of the quality of groundwater and evacuated water (wastewater and rainwater), which is stored in a water collector and treatment system, analyses, processed as necessary then discharged when it is clean,
- Air: monitoring and recovery of gasoline vapors at truck-loading stations by vapor recovery systems that treat them and maintain air quality; treatment of volatile organic compounds (VOCs) on chemical sites; monitoring of CO₂ emissions and policy for reduction,
- Land: monitoring and remediation of the quality of the soil,
- Waste: sorting, processing, monitoring and traceability of industrial waste.

SAFETY AND PROTECTION OF FACILITIES AND PEOPLE

As a Seveso-classified company with targets for safety and for information on its business, all Seabrook logistics European storage sites possess:

- An operating authorization issued by the appropriate authorities,
- An assessment of industrial risks and related preventive measures,
- An internal emergency plan for dealing with operational risks according to various predefined scenarios,
- An external emergency plan devised with government agencies and the appropriate authorities to coordinate risk management plans in the event of an incident liable to affect the neighbouring population.

SAFETY OF FACILITIES

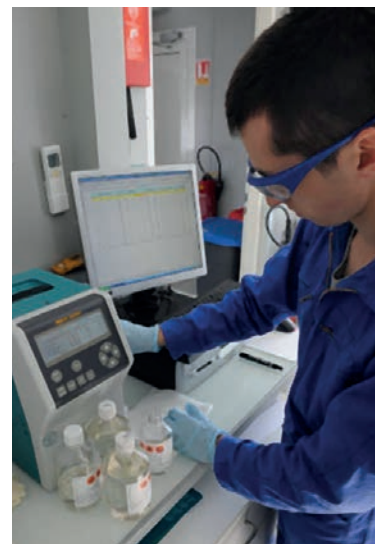
The safety of Seabrook installations is ensured by different systems, and is constantly improved according to the best standards in the industry. Fire is the principal risk linked to the storage of liquid fuels, and Seabrook owns a powerful fire protection system. For several years, a vast investment programme has been under way to increase resources and automate fire-fighting systems. In order to satisfy the appropriate regulations, all the company's European sites are capable of extinguishing fires without the intervention of fire fighters.

The company installs the following internal resources to fight fires:

- Pump systems including motor pump and electro pump units and an automated process control system,
- Substantial storage of water,
- Retention basins around the tanks to contain products in the event of a spill, making it possible to confine a potential fire,
- Cooling rings above the tanks to limit the spread of the fire,
- Supplies of a foam agent (an emulsifier) which, when mixed with water, will form a layer of foam on the retention basins to smother any outbreak of fire.

In addition, to further strengthen the safety of facilities:

- A computerized monitoring system of installations verifies flows in order to prevent anomalies or overflows,
- Detectors of liquid and gas products alert teams in the event of a leak,
- The maintenance of installations enables teams to be both reactive and proactive. Thanks to the preventive maintenance plan, maintenance is not restricted to upkeep and repair, but rather anticipates and improves the safety of the installations.



Sampling of products in the laboratory.



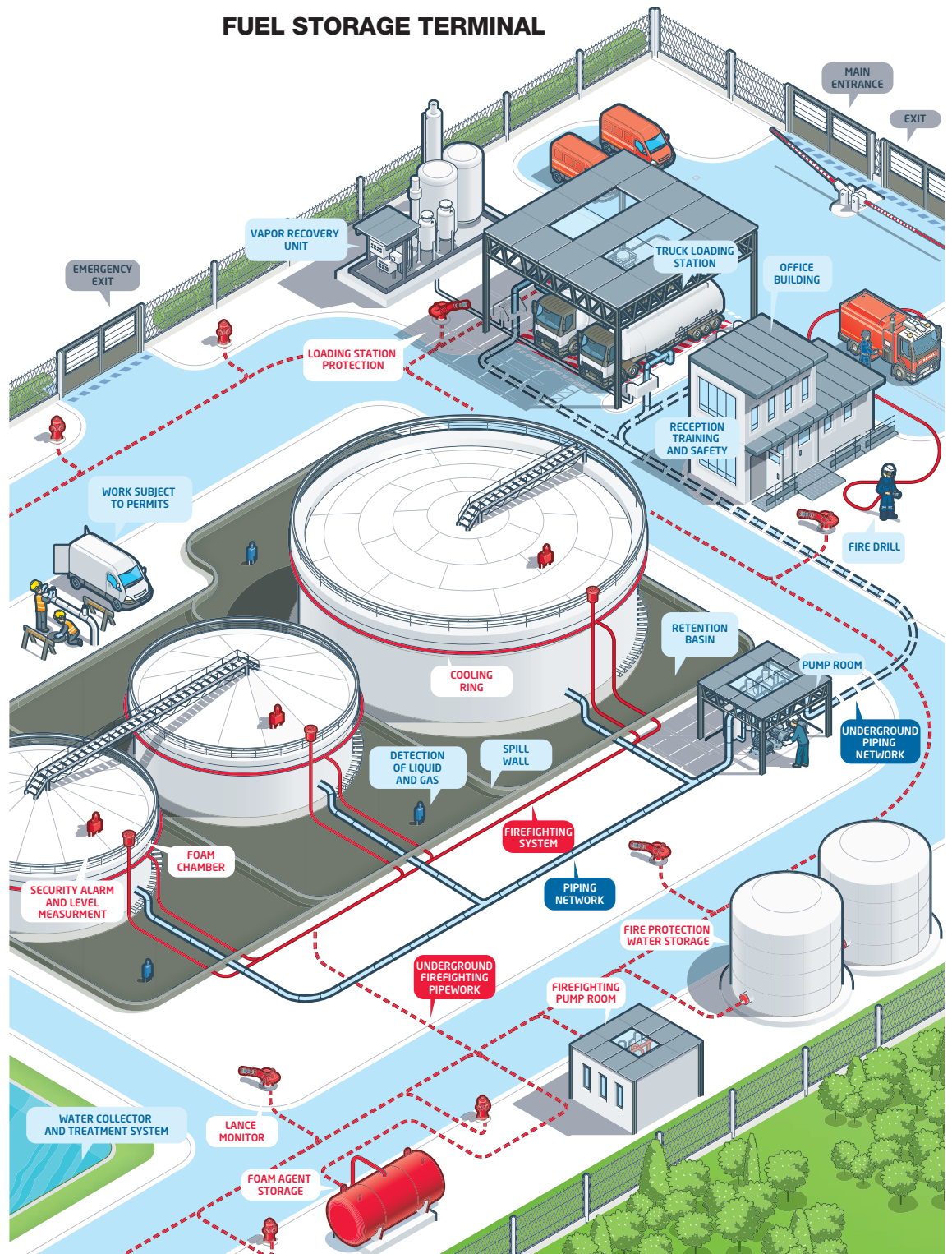
Fire drill.



Fire system valves.

To check that the safety systems operate effectively, accident simulation exercises with the implementation of emergency plans are regularly organized with the involvement of the site, the fire service and government agencies. Seabrook logistics sites are inspected at least once a year by the authorities to check the compliance of the installations. The safety of the terminals also owes much to the professionalism of the Seabrook logistics teams and the managerial organization.

FUEL STORAGE TERMINAL



THE SAFETY OF PEOPLE

The health and safety of Seabrook logistics llc workforce and external subcontractors on its sites is a constant concern and an absolute priority for the company. Key factors include the management, commitments on Health, Safety and the Environment, training and compulsory protective equipment. The company continually raise employees' awareness on these issues in information meetings and discussions on possible areas of improvement.

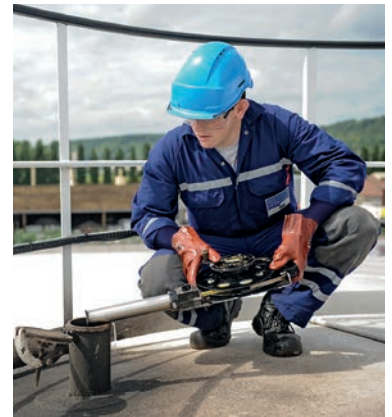
Operational teams receive training through a mentoring system, and they take part in refresher courses provided by specialized organizations on a regular basis. In the case of certain technical skills, accreditations are awarded to confirm individual employees' expertise.

External companies are given training before being allowed to intervene on the company's sites. The following regulatory phases are employed: firstly a schedule of operations is determined, and then external staff are trained in safety standards by local teams. They then receive daily work permits authorizing them access to the site in question.

Seabrook logistics operators and external subcontractors working on company sites must wear compulsory personal protective equipment, which is specific to each product stored. As a minimum, the equipment includes suitable work clothes, safety footwear, a hard hat and safety glasses.

When certain products are handled, the staff may be required to wear complete coveralls.

It is also important for the company to make neighboring populations aware of risks relating to its business. Information campaigns are run for this purpose in conjunction with the authorities so that people living near Seabrook sites are aware of the company's activity.



© Seabrook – A worker wearing compulsory personal protective equipment checks the level of a tank.



Mentoring is used as a method of training in the fire prevention system.

COMPULSORY PERSONAL PROTECTIVE EQUIPMENT



Hard hat



Safety gloves



Work clothes



Safety footwear



Safety glasses

A SOCIAL AND RESPONSIBLE VISION

Responsibility is a fundamental principle of the Seabrook logistics llc corporate culture, which puts people at the heart of its organization and wishes to remain a human scale company, even though it is developing in USA and in international locations.

A CENTRAL ROLE IN LOCAL ECONOMIC ACTIVITY

In 2022, the company hired many people to support its development and meet growing safety demands.

A CENTRAL ROLE
IN LOCAL
ECONOMIC
ACTIVITY

EMPLOYEE RELATIONS AND COLLECTIVE BARGAINING AGREEMENTS

Seabrook logistics llc maintains open and constructive relations with its personnel and with representative bodies, based on listening, dialogue and mutual respect. Employee representatives and senior management meet several times a year to discuss subjects relating to health, safety working conditions for the company's employees.

A CONTRIBUTION TO LOCAL INDUSTRIAL GROWTH

Seabrook logistics llc sites constitute an essential link in the logistics chain by supplying local industries. Their presence and capacity for adaptation are indispensable to regional development and generate many direct and indirect jobs. Some sites are among the largest employers in the regions in which they operate, and the managers of the terminals maintain close relations with local communities. The company cooperates closely with the ports with which it has signed concession agreements (Rotterdam, Antwerp, Rouen, Strasbourg, Dunkirk, Brest, Barcelona, Bilbao, Tarragona and Valencia). It encourages its site managers to take on responsibilities in the management of port authorities, notably in the Port of Rouen Development Council, the Board of Directors of the Port of Strasbourg and the Strasbourg Ports Users group.

An essential link in the energy chain and a major player in the supply of industrial customers.

INFORMATION AND AWARENESS CAMPAIGNS FOR LOCAL POPULATIONS

All the company's terminals actively conduct regional campaigns on major industrial risks to inform local populations about their activities, the products that they store and the relevant safety instructions. Awareness campaigns take the form of brochures distributed to local residents, detailing safe behavior to adopt in the event of an incident. Some site managers also carry out awareness campaigns in schools and organize site visits to present the company's activities to journalists, local politicians and children.

COMMUNITY ACTION AND SPONSORSHIP

Seeking to establish itself as an industrial, social and cultural player in the countries where it operates, the LBC & Magellan joint corporation improves everyday. Its purpose is to support committed artists by hosting exhibitions, commissioning and acquiring works of art. It also supports humanitarian and environmental causes and sets up social and cultural projects. Thanks to Seabrook corporation is able to develop its image and to increase its involvement in communities by setting up philanthropic projects.

**PEOPLE AT THE
HEART OF SEABROOK
LOGISTIC'S PROJECTS**



Seabrook Logistics LLC Rotterdam 2023.

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