

PREMIUM LOGISTICS FACILITY IN NORTHERN GERMANY NEAR BREMEN

DIRECTLY CONNECTED TO JADEWESERPORT

WITH MODERN SPECIFICATIONS AND MULTIMODAL ACCESS



P3 ATLANTIC ONE

ADDRESS
Atlantik 1,
26388 Wilhelmshaven
Germany

COMMERCIAL CONTACT
Lukas Striebich
+49 151 1955 0021
lukas.striebich@p3parks.com

Issued: October 2025
All information in this document is valid on this date.
For current information please contact our commercial team.



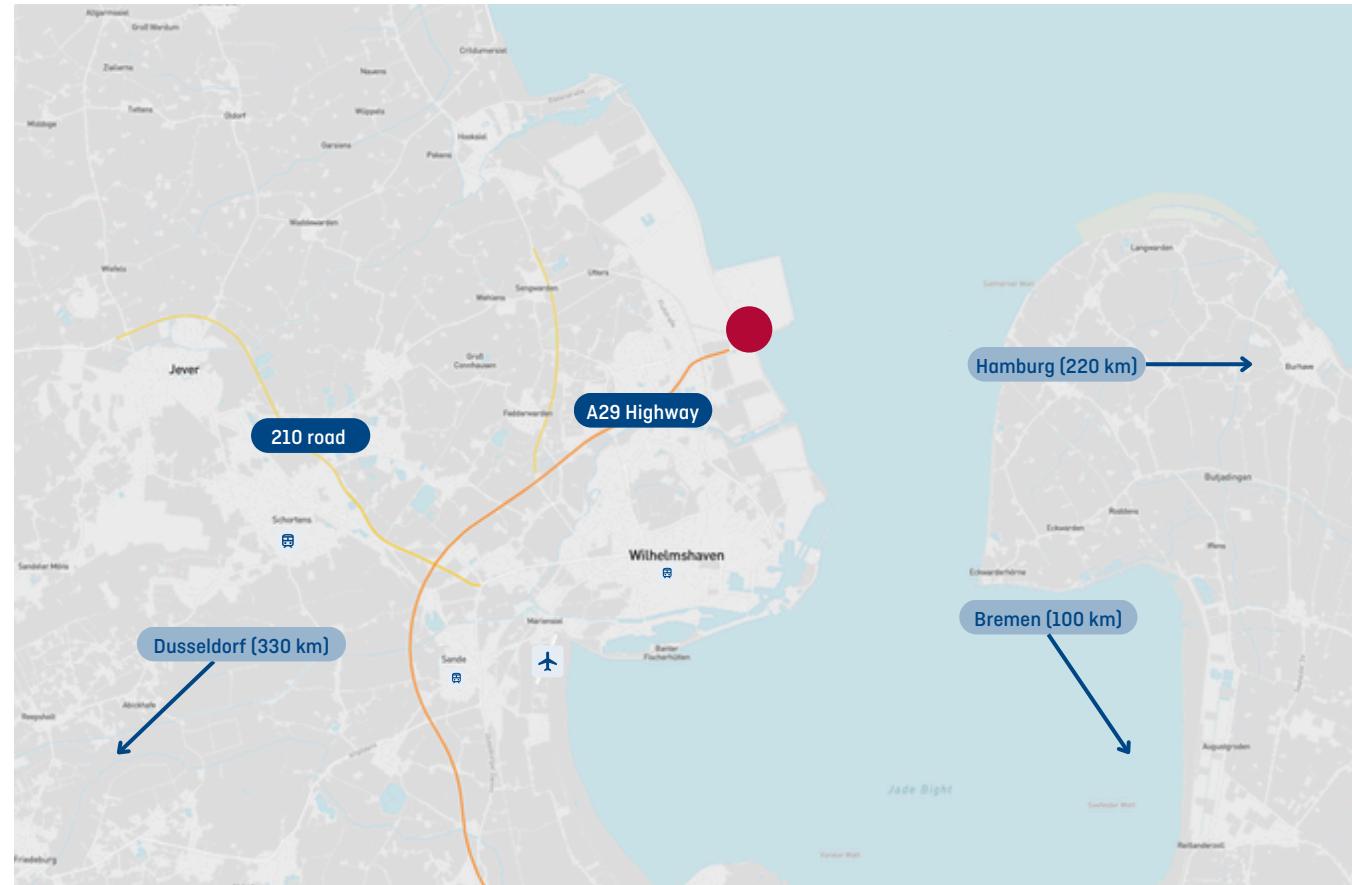
Located in Northern Germany near Bremen, P3 AtlanticOne benefits from immediate access to the JadeWeserPort freight transport centre (GVZ).

Deep-water port: As Germany's only deep-water port, JadeWeserPort accommodates the world's largest container ships with no tidal restrictions, ensuring year-round accessibility.

International connectivity: With increasing global shipping volumes and growing vessel sizes, the port provides a future-proof gateway for international trade and logistics.

Multimodal transport: In addition to port access, the site is seamlessly connected to road and rail infrastructure, enabling efficient onward distribution across Germany and Europe.

Strategic positioning: The combination of maritime, road, and rail links makes this one of Northern Europe's most strategic logistics hubs.



DISTANCES TO POINTS OF INTERESTS

| | | |
|--------------------|-----------------|--------|
| A29 highway | 2 mins | 2 km |
| Wilhelmshaven | 10 mins | 10 km |
| Bremen | 55 mins | 100 km |
| Hamburg | 2 hours 5 mins | 220 km |
| Dusseldorf | 3 hours 10 mins | 330 km |
| Bremen Airport | 55 mins | 100 km |
| Netherlands border | 2 hours 55 mins | 300 km |
| Denmark border | 3 hours 50 mins | 390 km |



LOCAL ACCESS

P3 AtlanticOne offers a modern logistics property built to the highest standards, providing companies with flexibility, operational efficiency, and sustainable features. Its direct connection to JadeWeserPort makes it an ideal location for import/export operations, large-scale distribution, and international supply chains.

The park combines cutting-edge building technology, ample docking capacity, and sustainable design elements, ensuring long-term value for tenants and investors.

| | |
|---|---------------------|
|  | Airport |
|  | Parking |
|  | Train station |
|  | EV charging station |
|  | Bus stop |
|  | Truck entrance |
|  | Tram stop |
|  | Main entrance |



AVAILABLE SPACE

| Unit | Warehouse (m ²) | Office (m ²) | Mezzanine (m ²) |
|--------------|-----------------------------|--------------------------|-----------------------------|
| A | 2,340 | 220 | - |
| B | 2,546 | 220 | - |
| C1 | 2,616 | 110 | - |
| C2 | 1,184 | 220 | - |
| D | 4,873 | 150 | 600 |
| Total | 13,559 | 920 | 600 |

 Office + office mezzanine

 Warehouse + office mezz.

 Warehouse + storage mezz.

 Available space

 Main Entrance



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Total leasable area: approx. 50,000–80,000 m² (divisible into flexible units)
- Clear internal height: 12 m
- Floor load capacity: 5 t/m²
- Column grid: 12 × 24 m
- Docking:
 - 1 loading dock per 1,000 m²
 - Multiple level access doors for each unit
- Lighting: LED in warehouse, office, and exterior areas
- Fire protection: FM Global sprinkler system
- Sustainability: DGNB certification possible, photovoltaic system, e-charging stations
- Operations: 24/7 use, industrial zoning
- Parking: Ample car and truck parking, generous maneuvering areas



SUSTAINABLE PERFORMANCE

**Very
Good** **A**

BREEAM CERTIFICATION

EPC RATING



SUSTAINABLE OPTIONS - EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers

SUSTAINABLE OPTIONS - INTERIOR



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling



For further consultation about sustainability and customisation matters please contact:

Julie Paulson
julie.paulson@p3parks.com
+420 731 435 734



P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com

10.3 mil. m² 11

GROSS LETTABLE AREA

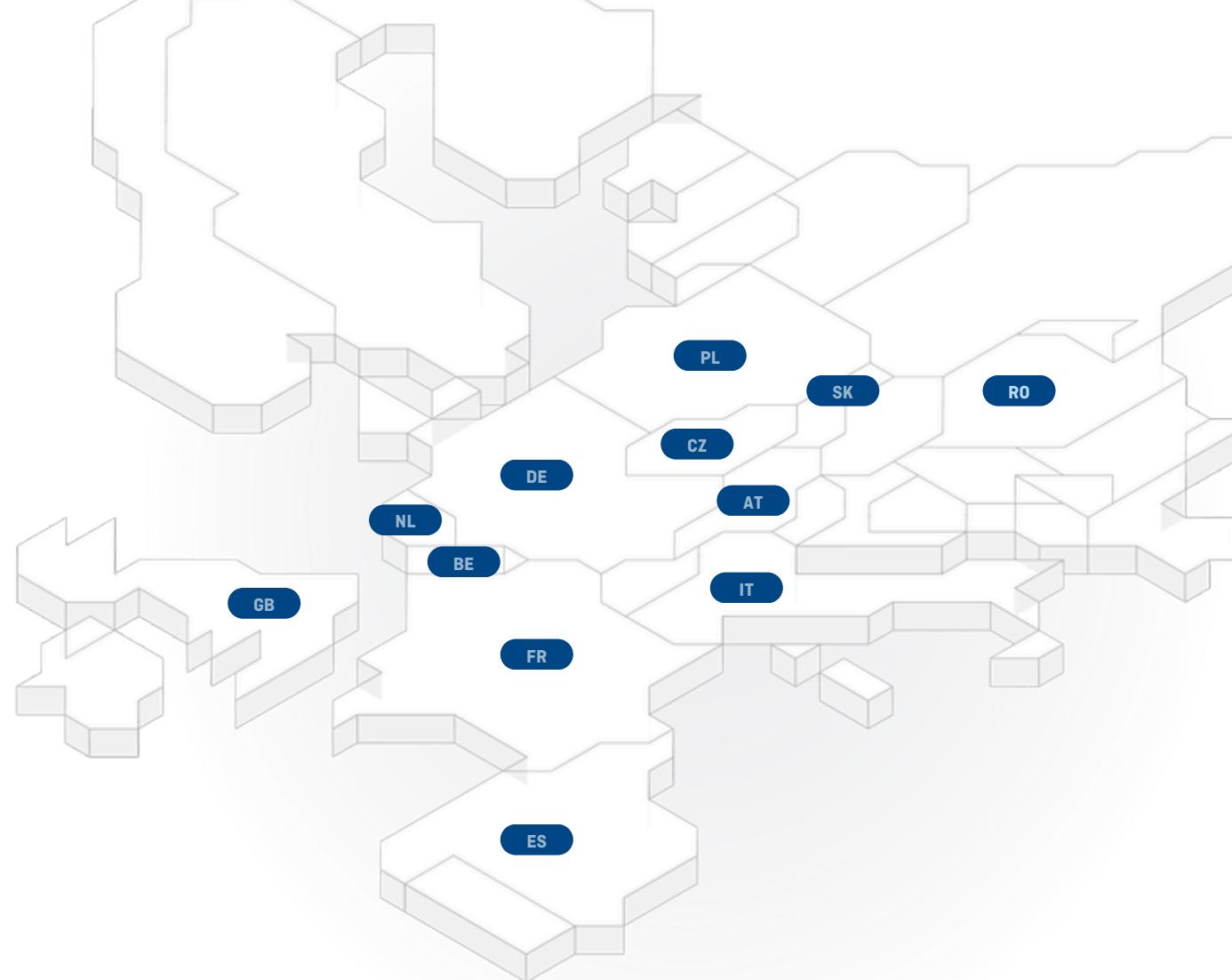
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



**OWNER — P3 — INVESTOR
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL



P3 KAMEN

COUNTRY

GLA 130,141 m²

P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m² of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 OBERTRAUBLING

COUNTRY

GLA 54,843 m²

P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München-Berlin and A6 Prague-Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



P3 ANSBACH

COUNTRY

GLA 30,252 m²

A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m² plus around 900 m² of office space and approx. 3,200 m² of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



P3 EBERSBACH

COUNTRY

GLA 38,831 m²

The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



P3 SIEGENBURG

COUNTRY

GLA 32,378 m²

The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



P3 BEDBURG

COUNTRY

GLA 65,997 m²

P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

SPACE TO CREATE

COMMERCIAL CONTACT



Lukas Striebich
+49 151 1955 0021
lukas.striebich@p3parks.com

COUNTRY OFFICE



P3 Logistic Parks GmbH
Ulmenstraße 37-39
60325 Frankfurt am Main,
Germany

P3Parks.com

