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# P3 ATLANTIC ONE

## ADDRESS

Atlantik 1  
26388 Wilhelmshaven  
Germania

## COMMERCIAL CONTACT

Lukas Striebich  
+49 151 19550020  
[Lukas.Striebich@p3parks.com](mailto:Lukas.Striebich@p3parks.com)

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For current information please contact Lukas Striebich.

## MARITIME LOGISTICS GATEWAY AT JADEWESERPORT

P3AtlanticOne lies close to Bremen in northern Germany at the JadeWeserPort freight centre, the country's only deep-water port. Ships can berth there year-round without tidal restrictions, and the site enjoys seamless road and rail connections. This makes AtlanticOne a future-proof gateway for international trade.

## FLEXIBLE MULTI-USER FACILITY

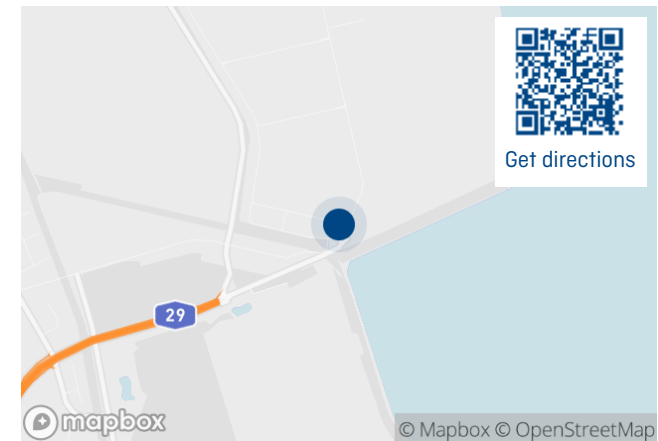
Completed in 2021, AtlanticOne provides around 13 000 m<sup>2</sup> of lettable space, including approximately 11 600 m<sup>2</sup> of warehouse, 1 030 m<sup>2</sup> of office and 670 m<sup>2</sup> of mezzanine. Tenants benefit from an 8 m clear height, three recessed loading bays and ten dock levellers. A traffic-light-free link to the A29 motorway ensures quick onward distribution.

## SUSTAINABLE & DIGITAL BY DESIGN

Built to a high environmental standard and certified DGNB Gold, the complex features energy-efficient LED lighting and a digital monitoring system that tracks resource consumption and environmental conditions in real time. Additional sensors measure loading-dock and floor-load stresses, supporting predictive maintenance.

## STRATEGIC ADVANTAGE

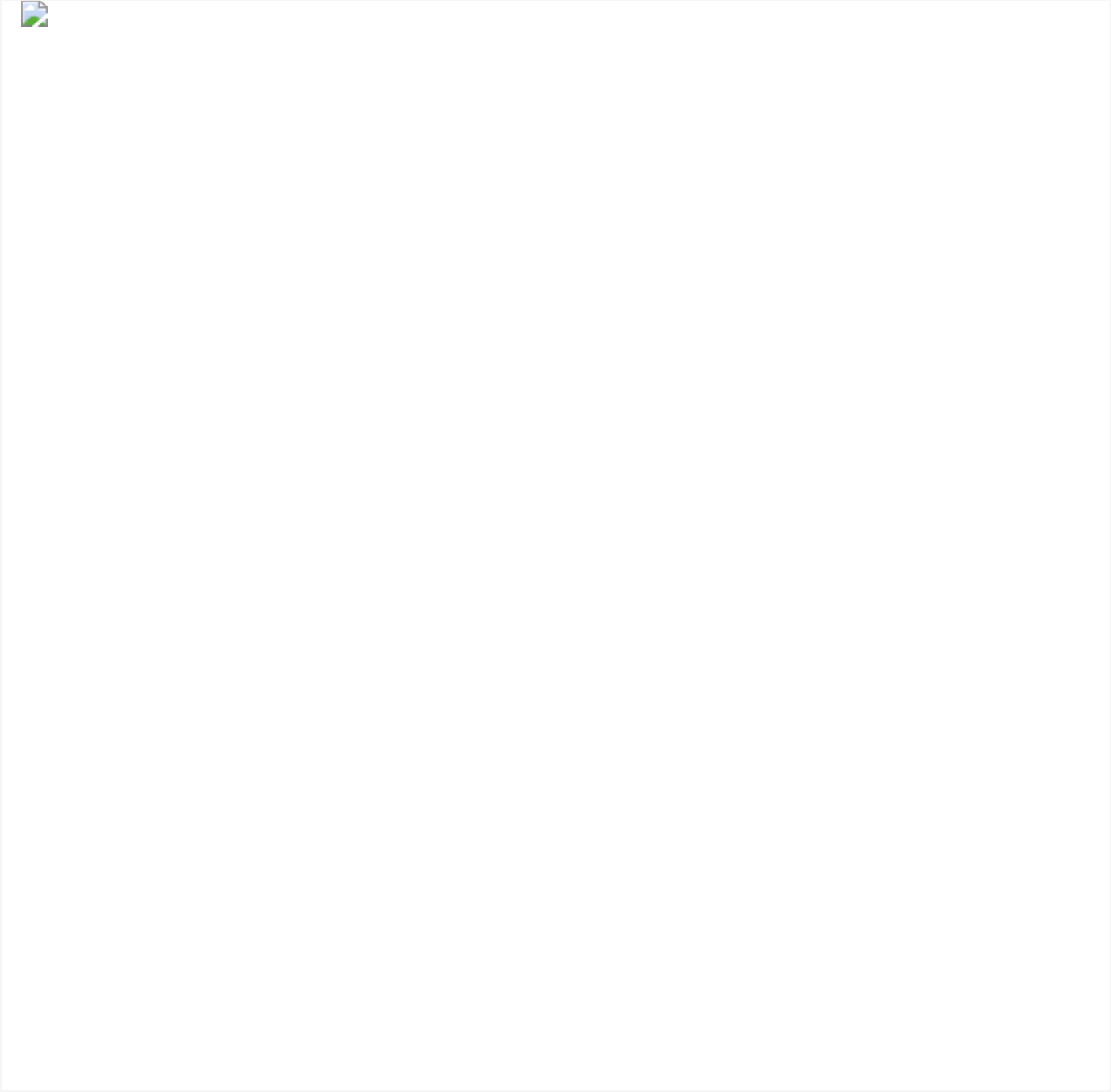
By combining deep-sea port access with strong road and rail links, P3AtlanticOne offers one of the most strategic logistics hubs in northern Europe. Its direct connection to JadeWeserPort and modern, flexible facilities make it ideal for import/export operations, large-scale distribution and international supply chains.



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	0 m²	2.546 m²	220 m²

- Existing building
- Development opportunity
- Offices
- Under construction



## KEY FEATURES

- Total leasable area: approx. 50,000–80,000 m<sup>2</sup> (divisible into flexible units)
- Clear internal height: 12 m
- Floor load capacity: 5 t/m<sup>2</sup>
- Column grid: 12 × 24 m
- Docking:
  - 1 loading dock per 1,000 m<sup>2</sup>
  - Multiple level access doors for each unit



## ABOUT P3

P3 este un investitor pe termen lung, administrator și dezvoltator de depozite, cu peste 7,6 milioane de m<sup>2</sup> de active în administrare în Europa și cu o disponibilatate de terenuri de 1,9 milioane de m<sup>2</sup> pentru dezvoltare ulterioară. P3 are activități comerciale în 12 țări și investește și dezvoltă pe piețele europene de aproape două decenii. Cu sediul central în Praga, P3 are peste 250 de angajați în 12 birouri din principalele orașe europene, oferind servicii integrate de dezvoltare, gestionare a activelor și a proprietăților. Pentru mai

