



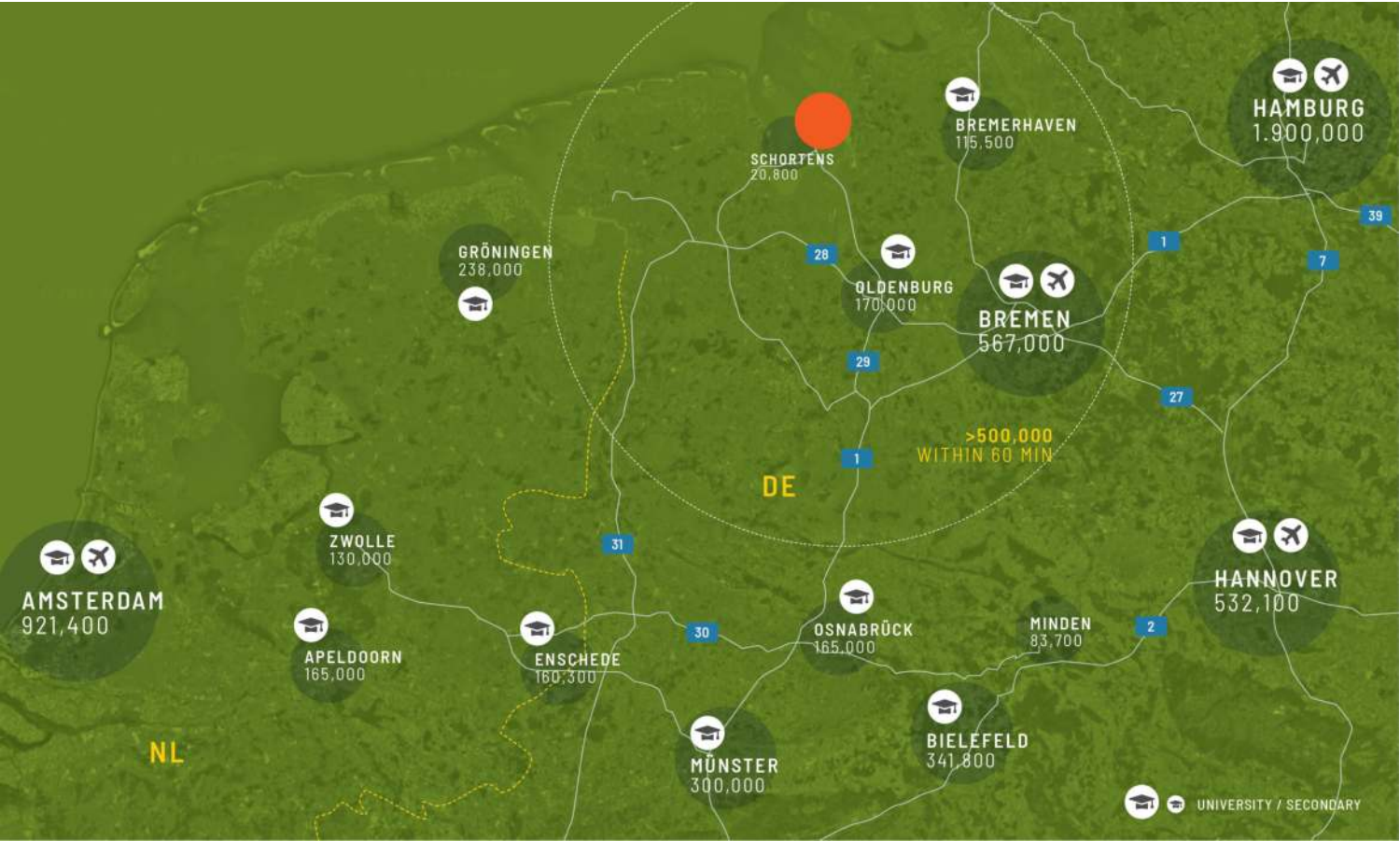
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CTPark Schortens



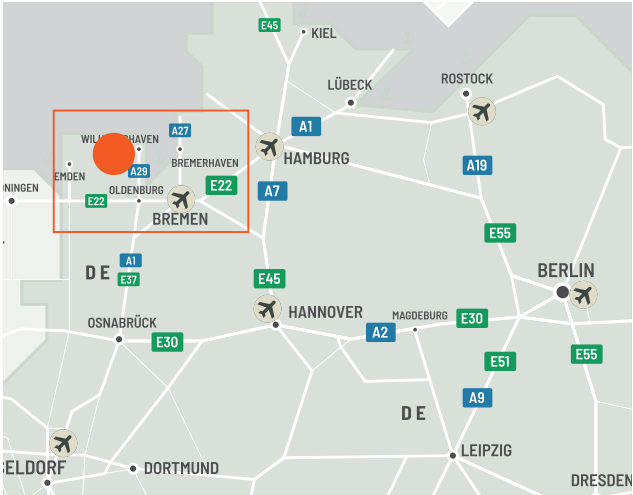
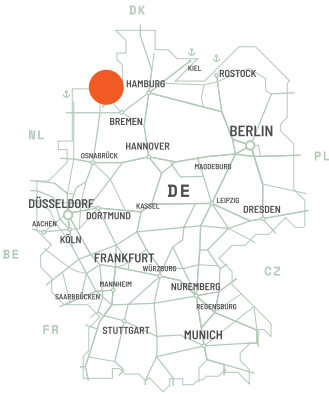
# Schortens: Strategic Naval Hub and Gateway to the Wadden Sea

The city of Schortens is an independent municipality in the Friesland district of Lower Saxony and the second-largest city in the district after Varel. Located directly on the Jade Bight, the neighboring city of Wilhelmshaven has been a naval base since the 1870s and remains the largest and most significant naval site in Germany, as well as the largest Bundeswehr base. Through continuous investments in infrastructure and facilities, the Bundeswehr serves as an important client for the regional economy. In addition to its significance for the navy, the city's proximity to the Wadden Sea makes it a popular travel destination year after year.



## GRANDI CITTÀ

Osnabrück	164 km	1 h 46 mins
Bremen	105 km	1 h 10 mins
Bremerhaven	81 km	1 h 10 mins





## Strategically Located: Excellent Connectivity to Key Transport Hubs

The property in Schortens is located 5 km west of Wilhelmshaven. With direct access to the B210 and the A29 just a few minutes away by car, cities like Oldenburg (52 km) and Bremen (90 km) as well as the Jade-Weser-Port—Germany's only deep-water port—are easily accessible. The nearest airport is located in Bremen. A nearby bus stop provides a convenient connection to Wilhelmshaven's main train station, which can be reached in approximately 30 minutes.

### CARATTERISTICHE DEL PARCO

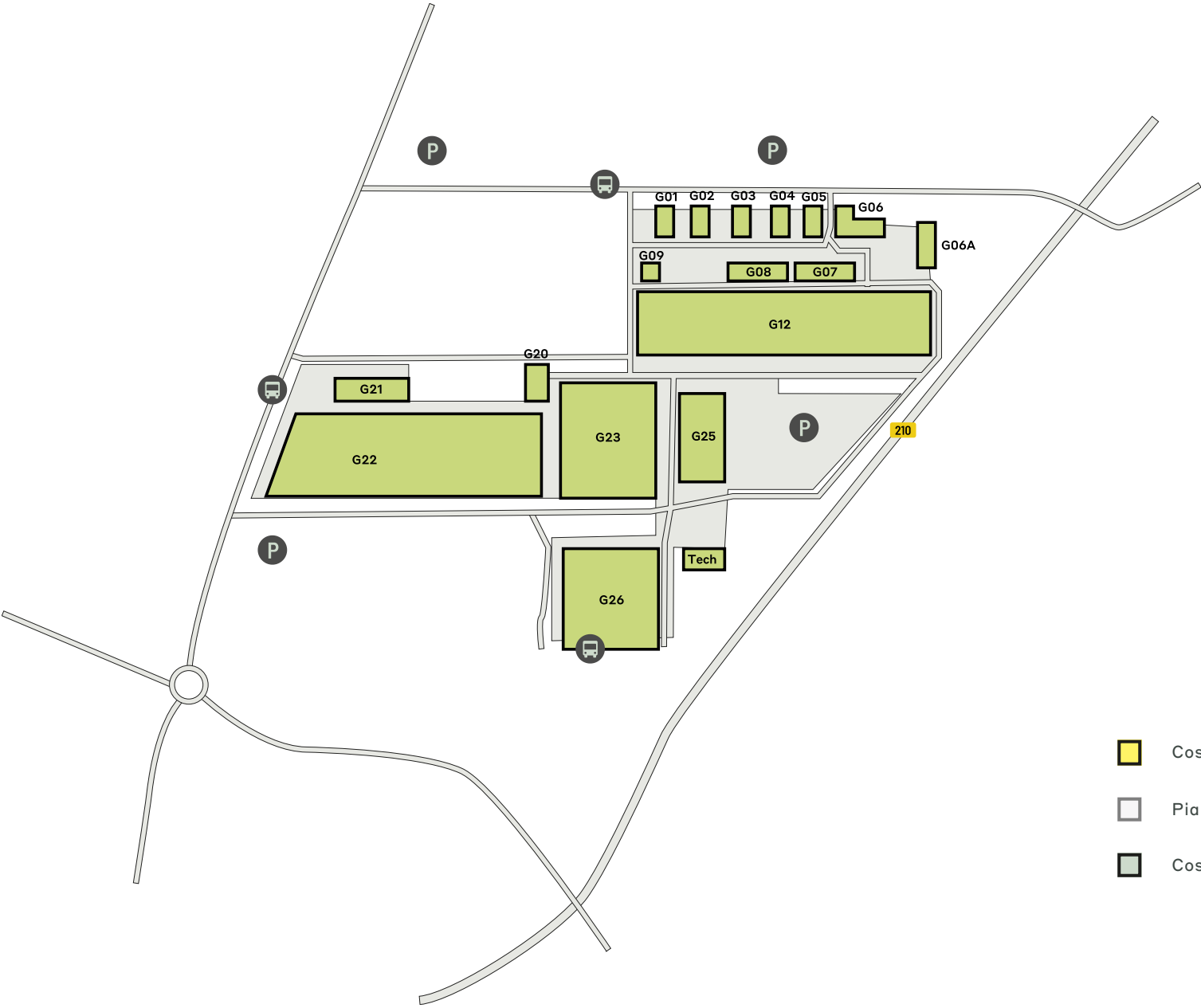
- ▶ 24/7 Operations Possible
- ▶ Ideal Multi-Tenant Property with Diverse Hall and Office Sizes
- ▶ Attractive Quality of Life and Proximity to the Wadden Sea
- ▶ Strong Regional Connectivity



Flexible Facilities Near  
Wilhelmshaven

DISPONIBILITÀ E CONSEGNA

General area    53.884 m<sup>2</sup>    Costruito  
available  
Schortens  
.....



- Costruito disponibile
- Pianificato
- Costruito occupato

DATI CHIAVE DEL PARCO

# CTPark Schortens

DISPONIBILI ORA

53.884 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

174.249 m<sup>2</sup>

SUPERFICIE TOTALE

24,20 ha

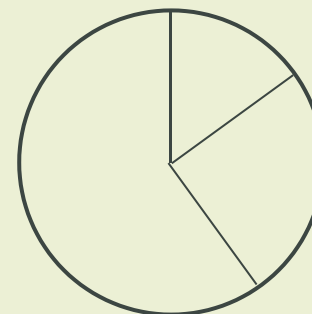


INDUSTRIE NEL PARCO

15% 3PL

25% Servizi

60% Altro





ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

ctp

**Salman Ashraf**

Responsabile regionale del  
leasing, Germania settentrionale

+49 1516 7361591  
salman.ashraf@ctp.eu



## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European  
markets

CONTATTAMI