

Finland / Site / Published revision 1

Bitzero Kokemäki data center site

Unknown MW · Total facility power not established

See capacity evidence for reported claims.

Also known as: Bitzero Pori

Development status: planned

Proposed hyperscale AI/HPC campus in Kokemäki's Kirkkokallio area with expansion land south of Highway 2. September 2026 operator disclosure describes an initial plot supporting 80 MW gross load and prospective service in Q4 2027–Q1 2028. Operational IT capacity is unverified; the earlier pilot was reportedly abandoned.

Last researched: 2026-10-07 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	Bitzero Holdings Inc. [2] [5]
Owner	Bitzero Finland Oy (acquired plot); remaining expansion land subject to agreements/options [6] [3]
Business model	colocation [3] [5]
Scale	hyperscale [3] [4]
Country	Finland [1] [2]
State / region	Satakunta [9]
Metro area	Unknown
City / locality	Kokemäki [2] [6]
Address	Unknown
Coordinates	Unknown · area precision. Kirkkokallio, Kokemäki; expansion also described south of Highway 2. Area identified through municipal land-sale records and local reporting; no sourced property point established.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
10 MW Unspecified power	Site power advertised as available now unknown · unclear	[1] conflicting · 2026-10-07 Excluded from totals. As-of is retrieval date of an undated page, not commissioning date. Availability does not establish operating IT load; subsequent pilot cancellation and future service disclosures complicate this claim.
40 MW Unspecified power	Near-term site capacity with substation planned · unclear	[1] reported · 2026-10-07 Excluded from totals. As-of is retrieval date of an undated page. Relationship to later 80 MW and 200 MW plans is unresolved.
1000 MW Unspecified power	Ultimate campus growth capacity planned · cumulative	[2] reported · 2025-12-02 Excluded from totals. Announcement-date planned capacity; not an operating load or independently established connection entitlement.
200 MW Unspecified power	Capacity marketed by CBRE for prospective hyperscale development planned · unclear	[3] reported · 2026-01-13 Excluded from totals. Announcement-date commercialization scope; pre-design and prospective tenants, not leased or commissioned IT capacity.
≈520 MW Unspecified power	Upper scope of engineering due diligence and pre-design planned · unclear	[4] reported · 2026-04-24 Excluded from totals. Source says up to 520 MW; schema lacks a less-than-or-equal qualifier. Engineering scope overlaps campus development and must not be added to other claims.
≈600 MW Unspecified power	Lower endpoint of longer-term campus capacity range planned · cumulative	[4] reported · 2026-04-24 Excluded from totals. Source range is 600–1,000 MW; this is its lower endpoint, not a separate additive capacity.
≈1000 MW Unspecified power	Upper endpoint of longer-term campus capacity range planned · cumulative	[4] reported · 2026-04-24 Excluded from totals. Source range is 600–1,000 MW; overlaps earlier 1 GW aspiration.
≈80 MW Facility power	Expected gross load supported by first Finland plot planned · unclear	[5] reported · 2026-09-01 Excluded from totals. Announcement-date expectation explicitly described as gross load, not IT load. Prospective service window is Q4 2027–Q1 2028.

Development timeline

2025-01 · actual_acquisition_reported · Initial Finland acquisition

Operator's December release dates initial acquisition to January 2025; exact closing date and parcel coverage unresolved. [2]

2025-12-02 · announcement · Phase I development announced

Operator announced ground-breaking/development; this does not establish completed or operational buildings. [2]

2026-03-06 · actual_plan_change_reported · Small pilot abandoned

Yle reports cancellation of the small pilot and a larger revised initial development ambition. [7]

2026-04-24 · announcement · Engineering due diligence completed

Operator reports Red Engineering pre-design assessment for up to 520 MW and an initial 80 MW phase. [4]

2027-H1 · planned_superseded_target · Earlier initial power target

April disclosure targeted initial 80 MW power deployment in the first half of 2027; later disclosure gives a later service window. [4]

Q4 2027-Q1 2028 · planned · Prospective ready-for-service window

September update gives this window for potential Nordic tenants, including 80 MW in Finland; no actual commissioning established. [5]

Disclosed specifications

Operator-reported acquired land: 150,000 m²

Potential total plot 971,500 m², remaining under option; parcel-by-parcel reconciliation required. [1]

Municipal land agreements: Acquired industrial plot, preliminary agreement for another plot, approximately 70 ha reserved under option

Municipal record distinguishes purchase from agreements and reservations; not all potential campus land is established as owned. [6]

Energy mix claim: Hydro, nuclear, solar and wind

Operator description of intended low-carbon supply; no site-specific metered mix or power purchase agreement verified. [2]

Engineering consultant: Red Engineering Design Ltd.

Company reports completed due diligence and progression toward building design. [4]

High-voltage connection point: 400 kV

Operator-reported confirmed point; no executed connection agreement or energized capacity independently established. [4]

Backup power arrangement: Neighboring petrochemical site secured

September disclosure does not identify the property, technology, capacity or legal agreement. [5]

Industrial zoning: First plot and two other plots reported industrially zoned

Further campus parcels require phased development; zoning does not establish building completion. [5]

Commercial broker: CBRE

Advisory and brokerage role for prospective Finland tenants; not owner, operator or confirmed tenant. [3]

Public business contact: info@bitzero.com

General operator contact published on facility page; no contact made. [1]

Research gaps

- Exact address, parcel boundaries and property coordinates
- Current building construction progress after abandonment of the pilot
- Operating IT load and executed grid-capacity agreements
- Legal ownership and option exercise status for each expansion parcel
- Reconciliation of land-area and capacity disclosures
- Confirmed tenants, building area, racks, cooling design, connectivity and certifications
- Reusable site photographs

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] Bitzero Data Center

<https://bitzero.com/data-centers/>

Published: Unknown · Retrieved: 2026-10-07

Names Kokemäki, Finland; reports 150,000 m² acquired within a potential 971,500 m² site, 10 MW available now, 40 MW near-term with substation and 1 GW total growth capacity.

[2] Bitzero Holdings Inc. Breaks Ground on Phase I Development at Giga-scale Finland Site

<https://bitzero.com/bitzero-holdings-inc-breaks-ground-on-phase-i-development-at-giga-scale-finland-site/>

Published: 2025-12-02 · Retrieved: 2026-10-07

Announces Phase I development, January 2025 acquisition, 15 hectares acquired and remaining land under option; describes future 1 GW capacity and AI, cloud and Bitcoin workloads.

[3] Bitzero Holdings Inc. Partners with CBRE & Hydra Host to Commercialize & Deploy AI Compute Capability Across Hyperscale & GPU Demand Channels

<https://bitzero.com/bitzero-holdings-inc-partners-with-cbre-hydra-host-to-commercialize-deploy-ai-compute-capability-across-hyperscale-gpu-demand-channels/>

Published: 2026-01-13 · Retrieved: 2026-10-07

Describes wholly owned Finland site, CBRE brokerage for potential hyperscale tenants, marketing 200 MW and then-targeted Q1 2027 power readiness.

[4] Bitzero Holdings Inc. Provides Engineering Update at its Finland and Norway Sites — Exhibit 99.95

https://www.sec.gov/Archives/edgar/data/2100457/000175392626000899/g085467_ex99-95.htm

Published: 2026-04-24 · Retrieved: 2026-10-07

Company disclosure reports Red Engineering due diligence for up to 520 MW, initial 80 MW phase, longer-term 600–1,000 MW plan and a confirmed 400 kV connection point; initial power targeted for H1 2027.

[5] Bitzero Provides Corporate Update on Balance Sheet, Site Readiness and Leasing Progress

<https://bitzero.com/bitzero-provides-corporate-update-on-balance-sheet-site-readiness-and-leasing-progress/>

Published: 2026-09-01 · Retrieved: 2026-10-07

First Finland plot expected to support 80 MW gross load; three plots industrially zoned. Reports neighboring petrochemical site secured for backup power and prospective Nordic service availability in Q4 2027–Q1 2028.

[6] Kokemäen kaupunki — Talousarvio 2026

<https://kokemaki-d10.oncloudos.com/kokous/2025355-9-11605.PDF>

Published: 2025-12-17 · Retrieved: 2026-10-07

Pages 30–31 record sale of a Kirkkokallio industrial plot to Bitzero Finland Oy, preliminary agreement for another plot and approximately 70 hectares reserved under option; municipal infrastructure work and an early-2026 pilot were then anticipated.

[7] Kokemäen datakeskuksen pieni pilotti jää väliin - Bitzero aikoo aloittaa toiminnan sadoilla megoilla ensi vuonna

<https://yle.fi/a/74-20214101>

Published: 2026-03-06 · Retrieved: 2026-10-07

Reports empty plots, abandonment of the small pilot, a revised 100–200 MW starting ambition, dependence on power-line scheduling, four plots and larger expansion south of Highway 2.

[8] Bitzero Pori Data Center

<https://www.datacentermap.com/finland/pori/bitzero-pori/>

Published: Unknown · Retrieved: 2026-10-07

Directory alias Bitzero Pori and address clue Härkisuontie & Pääväylä 2, 32800 Kokemäki. Its operational stage entry conflicts with primary-source future-development disclosures.

[9] City of Kokemäki information

<https://en.kokemaki.fi/information/>

Published: Unknown · Retrieved: 2026-10-07

Municipal information places Kokemäki in Satakunta, western Finland, approximately 40 kilometres from Pori.

[10] Valtatien 2 eteläpuolen asemakaava — Osallistumis- ja arviointisuunnitelma

<https://kokemaki.fi/wp-content/uploads/2026/01/Osallistumis-ja-arviointisuunnitelma.pdf>

Published: 2025-12-31 · Retrieved: 2026-10-07

Municipal planning document identifies the zoning process south of Highway 2; document date is displayed on its cover.

Name: [1] [2]

Aliases: [8]

Kind: [2] [5]

Country: [1] [2]

Region: [9]

City: [2] [6]

Operator: [2] [5]

Owner: [6] [3]

Business Model: [3] [5]

Scale: [3] [4]

Statuses: [5] [7]

Location: [6] [7]

Summary: [5] [6] [7]

Stable identifier: 6e594282-b06c-4029-9bd7-74b8e2b9573d