



UNION

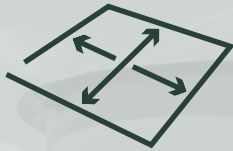
TERMINAL WAREHOUSE

700 E Union St | Jacksonville, FL 32206

UNION
TERMINAL WAREHOUSE

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360,000
SQUARE FEET



8.0
ACRES



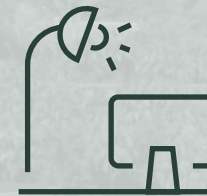
228
RESIDENTIAL UNITS



\$73M
HISTORIC ADAPTIVE
REUSE PROJECT



Connectivity
LESS THAN A 5 MIN
DRIVE TO THE CBD



54
CREATIVE OFFICE
SPACES

43 COWORKING +
11 INDUSTRIAL SPACES



[VIEW THE PROPERTY WEBSITE](#)

WHO WE ARE... AND HOW WE GOT HERE

Built in 1913, the Union Terminal Warehouse has a 110-year history as one of Jacksonville's most iconic buildings, and a heartbeat for Jacksonville's adjacent neighborhoods. UTW's life-cycle is entering a new chapter, including a best-in-class adaptive re-use conversion into a vibrant place along the Emerald Trail filled with residents, small businesses, restaurants and pedestrians.



1913 - 1920

Following the Great Jacksonville Fire of 1901, C.B. Gay and Turner Construction out of New York City built what at the time would be the largest building in all of Florida. In response to the fire, Turner installed a towering 50,000-gallon water tower on the roof that still remains as a landmark on the building today.

1920 - 1972

Renowned as a top warehouse in the country, Union Terminal Warehouse hosted 28 national companies and over 100 other business helping propel the state of Florida as a pioneer in the modern grocery business.

2018

The Union Terminal Warehouse was purchased by Columbia Ventures.

2018 - 2024

Six years of meticulous historic preservation of UTW was underway, including re-use of historic elevators, replica original windows with up-to-date energy efficiency and the original exposed concrete throughout.

Present Day

Be part of the next chapter.
Live, work and play at UTW.



Source: Downtown Vision, Inc



Listed on the National Register
of Historic Places



Florida's first historic tax credit
project in a federal opportunity zone



Florida's largest historic tax credit
by square footage

UNION

Retail and Restaurant Features

- Restrooms constructed to meet capacity
- Grease traps installed
- Utility stubs installed
- Mechanical chases available

RETAIL AND RESTAURANT AVAILABILITY



3,084± SF + Patio
Available



Flexible
Layout Options



Covered Outdoor
Patio Space



Free On-site
Surface Parking



Restaurant
Infrastructure
Delivered



Click for
Floor Plan



Project Delivered
Residents and
Office Tenants
Moving in

TRAIL OF GROWTH

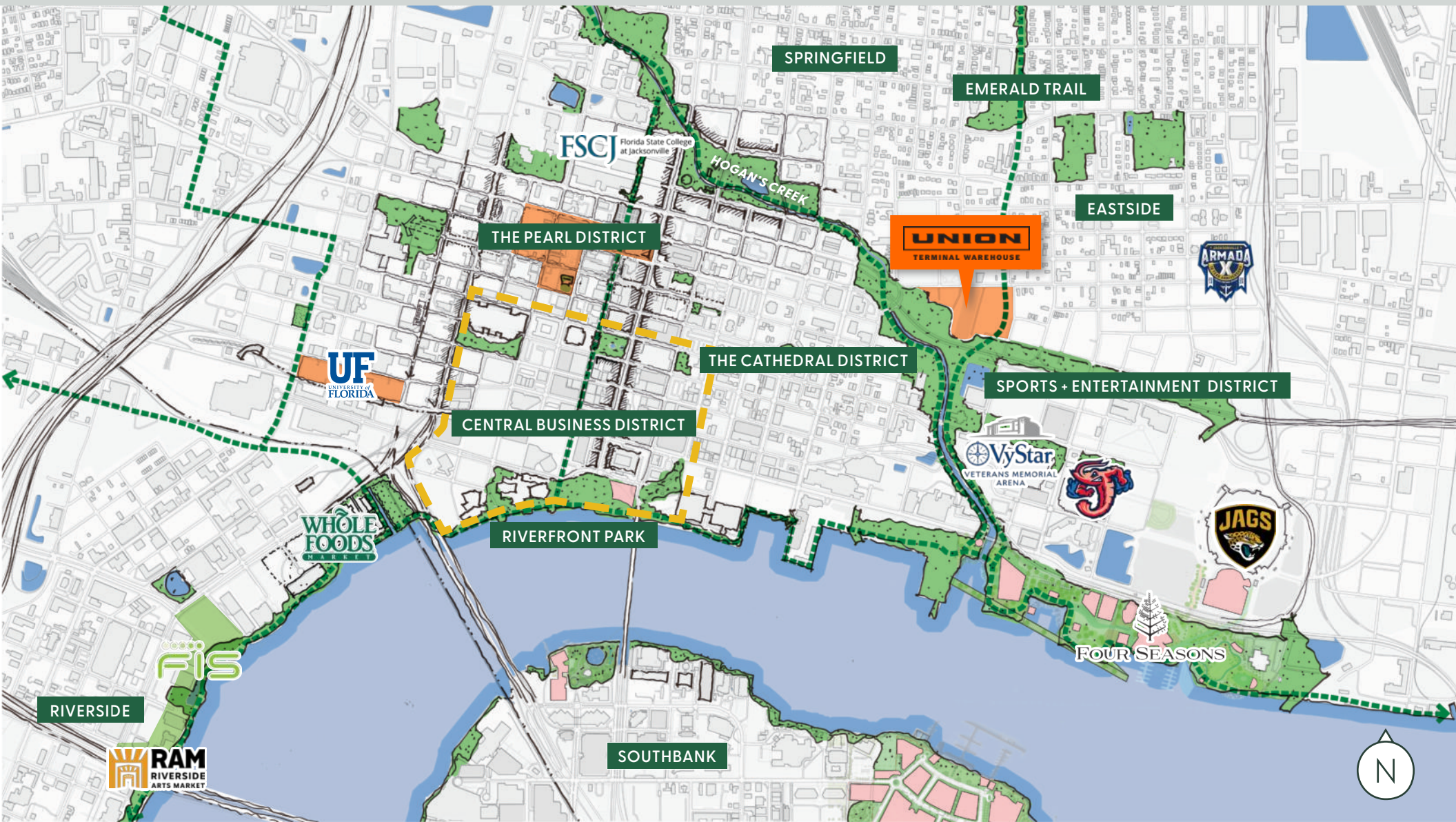
Emerald Trail

30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

— CBD Boundary — Emerald Trail

Hogan's Creek

2.6 miles of freshwater creek connecting Jacksonville's Riverwalk and the Sports & Entertainment District to Springfield and its historic parks including Klutho Park and Springfield Park.



DOWNTOWN JACKSONVILLE DEVELOPMENT

DEVELOPMENT PIPELINE



\$8.8B
in development



12.3K
total residential
units



18.3K
total residents



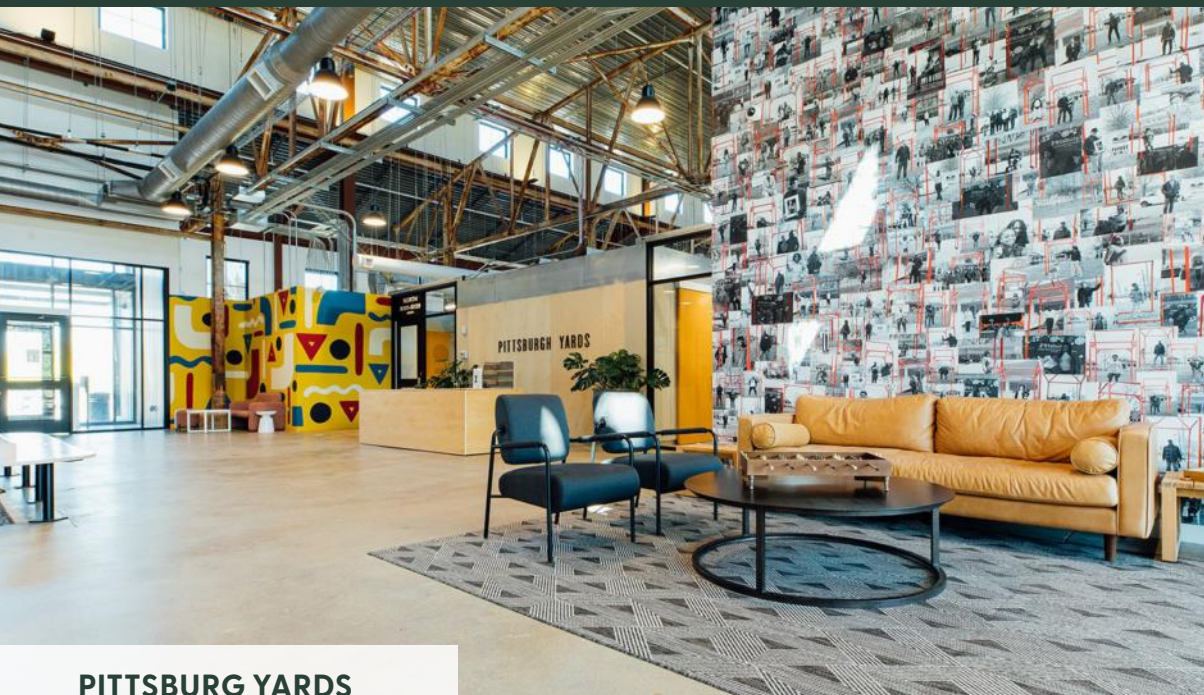
\$500M
in transportation
& public spaces



\$300M
University of
Florida Technology
& Innovation
campus to start
classes in 2025



Click on the developments above for additional information.



PITTSBURG YARDS



STUDIOPLEX ALLEY

ABOUT THE DEVELOPER

Columbia Ventures is an experienced Atlanta-based developer that is made up of a team of curious, entrepreneurial collaborators driven to achieve the highest and best uses of the places they develop with a passion and vision to create dynamic commercial spaces that enrich the local communities that support them. Their primary focus is centered around residually anchored urban-infill mixed-use project with an innate ability of revitalizing historic buildings with potential for adaptive re-use. Seeking to develop places that improve the lives of those who use them, Columbia Ventures has a proven 30-year track record of fulfilling their pledge of enhancing neighborhoods throughout the country and Jacksonville is next on the map.



columbia
VENTURES

A THRIVING URBAN DESTINATION

SPORTS + ENTERTAINMENT DISTRICT

The district is flourishing with recent announcements signaling a new critical mass for retail, residential and significant mixed-use development projects. Overall, there is \$8 billion of development in the Downtown pipeline, jumping \$3 billion within the last year. Nearly 1,600 multifamily units are currently under construction, and by 2030, Downtown is anticipated to reach 18,300 residents with a total of 8,140 newly-developed units online.

JACKSONVILLE GROWTH

2ND HOTTEST JOB MARKET IN AMERICA	2ND BEST DOWNTOWN FOR PANDEMIC RECOVERY	10TH MOST POPULATED CITY IN THE U.S.
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SPORTS + ENTERTAINMENT DEVELOPMENT

\$100M MOSH GENESIS	\$370M THE SHIPYARDS AND FOUR SEASONS	\$120M MILLER ELECTRIC CENTER	\$35M ARMADA STADIUM
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DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance - 350,000 people annually



37 home games in the 2022-2023 season
7,749 in average game attendance, the highest in ECHL (2023)



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



EVENT	# OF EVENTS ANNUALLY
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority



351K AVERAGE WEEKLY VISITS



POPULATION

96% residential occupancy rate
72.9% of the population has a four year degree or higher
53% residents between 25-54 years old
50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
8,922 businesses within 3 miles of Downtown
53,450 Downtown daytime employees
97,401 daytime employees within 3 miles of Downtown
69.3% of employees have a household income of \$80,000+

EDUCATION

3 major college campuses downtown
1 law school
\$300M UF Tech & Innovation Campus with classes starting in 2026

MEDICAL

5 major hospital campuses less than three miles from Downtown

GROWTH

#1 City in Florida for College Graduates (Zumper, 2024)
#4 Fastest Growing City in America (Census Bureau, 2024)



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TERMINAL WAREHOUSE

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THE
URBAN @
DIVISION

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