

An aerial photograph of Jacksonville, Florida, featuring a prominent white, multi-story warehouse building in the foreground. The building has a flat roof and numerous windows. In the background, the city skyline is visible, including several tall skyscrapers. The sky is clear and blue. The text 'UNION' is overlaid in a white box in the center of the image.

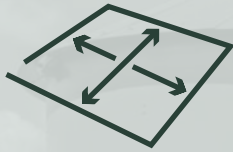
UNION

TERMINAL WAREHOUSE

700 E Union St | Jacksonville, FL 32206

UNION

TERMINAL WAREHOUSE



360,000
SQUARE FEET



8.0
ACRES



228
RESIDENTIAL UNITS



\$73M
HISTORIC ADAPTIVE
REUSE PROJECT



TRANSIT
CONNECTIVITY



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



3,000 – 6,000 SF Available



Flexible Floor Plans



Covered Outdoor Patio Space



Free On-site Surface Parking



Restaurant Infrastructure Delivered



Click for Floor Plan

TRAIL OF GROWTH

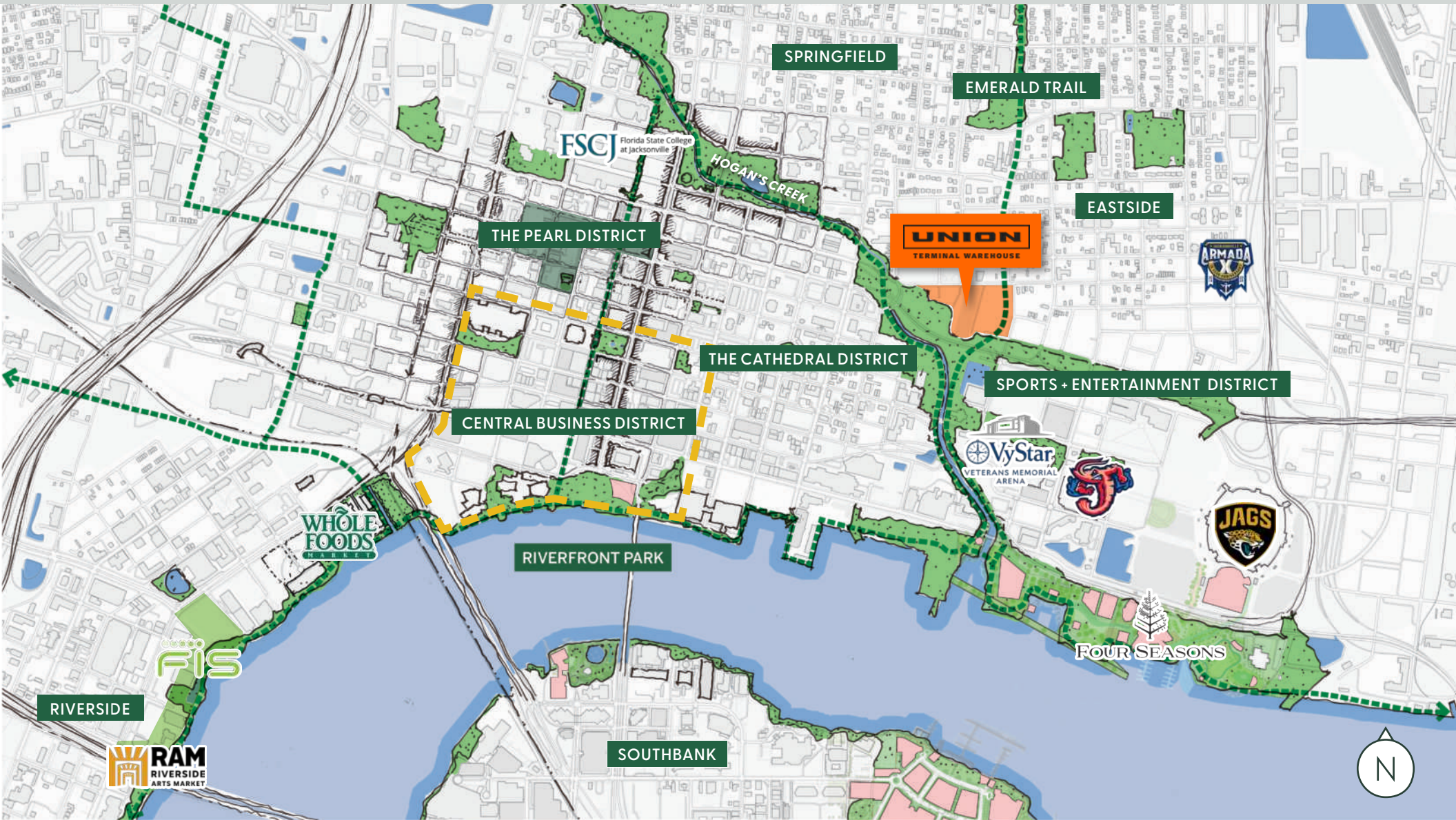
Emerald Trail

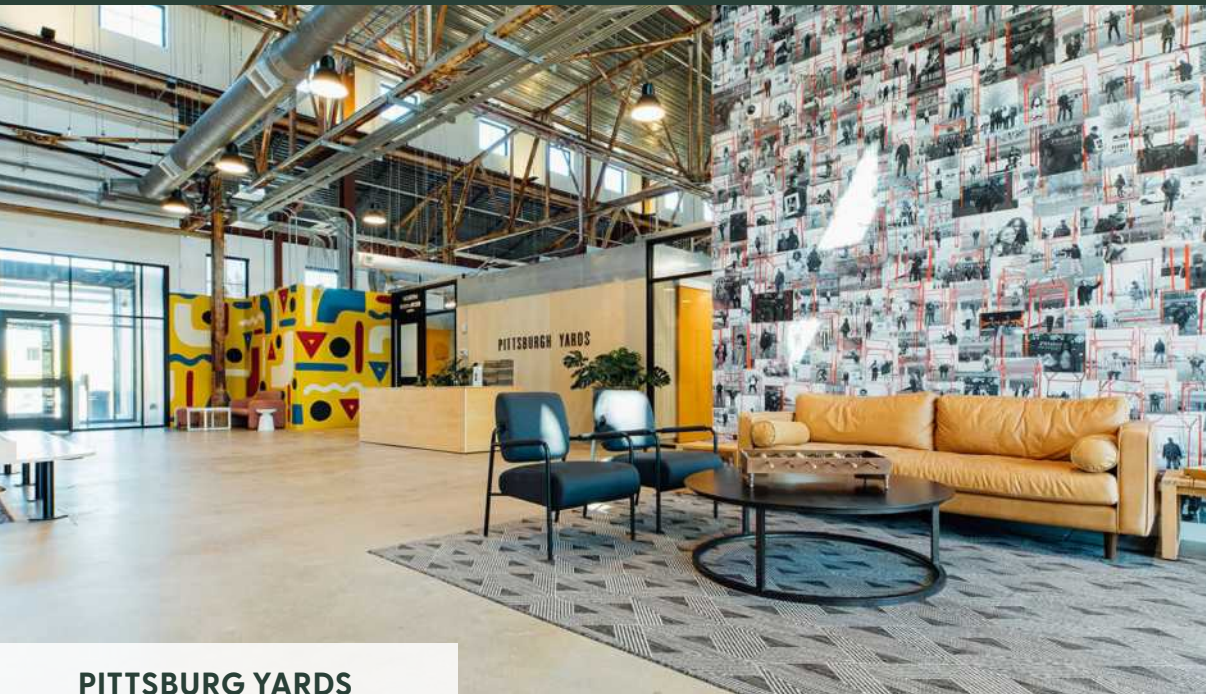
30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

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.

— CBD Boundary — Emerald Trail





PITTSBURGH 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 residentially 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.



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

#1 CITY FOR U.S. JOB-SEEKERS	#2 BEST DOWNTOWN FOR PANDEMIC RECOVERY	#1 FASTEST-GROWING METRO IN THE STATE
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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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Photo Credit: Jacksonville Jaguars

Source: Downtown Vision, Inc

DOWNTOWN JACKSONVILLE

18.5M VISITORS ANNUALLY

2M MORE VISITORS THAN ST. JOHNS TOWN CENTER



\$517M in season revenue (2023)

67,681 spectators in average home game attendance (2023)



75 home games in the 2023 season

5,100 in average game attendance



37 home games in the 2022-2023 season

7,749 in average game attendance-- the highest in ECHL (2023)



28 concerts held in 2022

656,134 in annual attendance



150+ events held annually

\$16M in economic impact during 2021-2022



VENUE	# OF EVENTS
EverBank Field	245
Center for the Performing Arts	224
Convention Center	200
VyStar Veterans Memorial Arena	128
Ritz Theater	86
121 Financial Ballpark	83
Daily's Place	31

351K AVERAGE WEEKLY VISITS



POPULATION

97.5% residential occupancy rate

72.2% of the population has a four year degree or higher

53% residents between 25-54 years old

50% increase in multifamily residential growth during the last 10 years

OFFICE

3 Fortune 500 headquarters

2,400 businesses in downtown

64% of employees downtown have an annual income of \$80,000+

54% of employees live less than 20 minutes from downtown

65,119 daytime employees

EDUCATION

3 major college campuses downtown

1 law school

\$300M proposed UF Tech & Innovation Campus

MEDICAL

5 major hospital campuses less than three miles from downtown

GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than **500K SF** of office space Downtown

245K SF retail space under construction

1,580 multifamily units under construction

UNION

TERMINAL WAREHOUSE

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DIVISION



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