

C07/25 Val Reid Cres, Hume, ACT 2620

\$849,000+

Retail Shop



Brand-New Industrial Unit - Premium Investment with Strong R

Now available for sale, this brand-new industrial unit in the highly anticipated Endeavour Industry Park presents an outstanding opportunity for investors seeking a modern, high-quality asset with strong income potential and low ongoing maintenance.

Open for Inspection

By Appointment.

Strategically located just 15km south of Canberra's CBD and 8km from Queanbeyan, NSW, this architecturally designed warehouse offers excellent access via the Monaro Highway, ideal for businesses in logistics, trade, or light manufacturing.

The total building area spans 321m² comprising 198m² of ground-floor warehouse space and a 123m² first-floor office mezzanine. Designed for flexibility and functionality, the space caters to a wide range of industrial uses and offers an estimated rental income of \$1,550 per week, making it a compelling opportunity for investors.

Property Highlights:

- ? 321m² total building area
- ? 198m² ground-floor warehouse
- ? 123m² light-filled mezzanine office
- ? IZ1-General Industry Zoning
- ? 6m internal clearance within the warehouse
- ? Full-height glass frontage to mezzanine office, providing ample natural light
- ? Modern kitchen, toilet, and shower amenities
- ? Electric roller door (4.5m high x 3m wide) for easy access
- ? 3-phase power and energy-efficient LED lighting throughout
- ? Architecturally designed facade incorporating Colorbond, face brick, and pre-cast concrete
- ? Secure, gated complex with allocated on-site parking
- ? Communal waste enclosure points
- ? Individually metered for electricity
- ? Located in Canberra's newest industrial hub, with immediate access to Monaro Highway and major arterial roads

Whether you're a seasoned investor or entering the industrial market, this is a rare opportunity to secure a premium, brand-new commercial asset in a high

Listed By

Sarah Miller

