



C07/25 Val Reid Crescent, Hume

## Brand-New Industrial Unit - Premium Investment with Strong Rental Yield

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.

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 321m<sup>2</sup> comprising 198m<sup>2</sup> of ground-floor warehouse space and a 123m<sup>2</sup> 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:

- 321m<sup>2</sup>; total building area
- 198m<sup>2</sup>; ground-floor warehouse

**FOR SALE**  
By Negotiation

**BUILDING AREA**  
321sqm

**AGENTS**

Pauline Jenkins  
0410 401 902  
pauline.jenkins@ljhwodenweston.com.au

**AGENCY**

LJ Hooker Woden | Weston  
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 123m<sup>2</sup> 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-demand growth area. With strong rental appeal and modern design, this unit offers both immediate income potential and long-term capital growth.

Total Building Area: 321m<sup>2</sup>  
 Ground Floor Warehouse: 198m<sup>2</sup>  
 Mezzanine: 123m<sup>2</sup>  
 Rental Income: \$1,550 pw  
 Strata: \$1603 pq

### MORE DETAILS

Property ID	JB5H5W
Property Type	Retail
	2
Building Area	321 m <sup>2</sup>

**Pauline Jenkins 0410 401 902**

Licensed Agent ACT/NSW | pauline.jenkins@ljhwoodenweston.com.au

**LJ Hooker Woden | Weston (02) 6288 8888**

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwoodenweston.com.au

