



11 Giddy Road, Mcdesme

Secure Regional Investment with Established Tenant, 1-Hectare Site & High-Output Solar

Property Highlights:

New 4-year lease in place with established local tenant
Initial rental return of \$85,000 gross per annum plus GST
Expansive 1-hectare landholding with future development upside

Positioned in the productive Burdekin region, this property offers investors the opportunity to acquire a fully leased, income-generating asset backed by a long-standing and respected local operator.

Ayr Boring Company, the current owner-occupier, will remain on-site under a leaseback arrangement following the sale. Having operated continuously since 1965, the business is deeply embedded in the local economy, offering stability and credibility that underpin the strength of this investment.

Set on a generous 1-hectare (10,000sqm) allotment, the property enjoys a strategic location between Ayr and Home Hill. This positioning provides excellent accessibility while maintaining the practicality of a rural setting, well suited to agricultural, trade, and

FOR SALE

\$895,000

BUILDING AREA

276sqm

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service-based users.

The improvements comprise a functional warehouse and workshop facility with an approximate gross lettable area of 276sqm. The building is well configured for its current use and offers flexibility to accommodate a range of future industrial or service-based occupiers.

Enhancing the asset's long-term efficiency is a substantial solar installation. The property features a 30kW system supported by approximately 39.9kW of Tier 1 panels approved by Ergon, producing an estimated 60,000kWh annually. This significantly reduces operational energy costs while providing a natural hedge against rising electricity prices.

The expansive site provides ample hardstand and operational space, supporting current business activities while offering clear scope for future expansion. Opportunities exist to further develop the land with additional warehousing or storage facilities, creating potential for increased rental income over time.

The Burdekin Shire continues to benefit from strong economic fundamentals driven by agriculture, associated industries, and ongoing infrastructure investment. Assets of this nature-well located and secured by established local tenants-are tightly held and increasingly sought after.

For investors seeking a low-maintenance regional asset with reliable income, development potential, and long-term tenant security, this offering presents a compelling opportunity.

For further information including the Information Memorandum and inspection details, please contact the marketing agent.

MORE DETAILS

Property ID	4A4HWK
Property Type	Industrial/Warehouse
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Building Area	276 m2
Land Area	10000 m2

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