



35/12 Phillips Road Kogarah NSW

**READY TO OCCUPY - GROUND FLOOR STORAGE UNIT IN "URBANBOX"**

Brand new high clearance storage unit in the landmark "Urbanbox" development.

Features include (but not limited to):

- Quality design & layout
- High clearance clearspan cubic capacity
- Unrestricted 24 hour, 7 day a week access
- State of the art both visual & access security
- Easy level wide access driveways
- Automated entry door
- On-site parking
- Shared kitchen & amenities
- Wi-Fi availability
- Located just off Rocky Point Road with easy access to Sydney CBD and the South
- Minutes from the Princes Highway, Kings Georges Road & M5 Motorway, Sydney Airport as well as Kogarah &

**Type** : Other  
**Building Size:** 45 sqm  
**View** : <https://www.brookes.net.au/lease/nsw/st-george/kogarah/commercial/other/7661598>

---

**Alexander Lapinski**  
 m: 0411 380 010  
 o: 9546 8666  
 e: al@brookes.net.au