

# GUNNING



## Unit 9/22 Phillips Road Kogarah NSW

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Gunning Real Estate is pleased to present this warehouse unit in a modern industrial complex located just off Rocky Point Rd and within close proximity to Sydney Airport and the M5 on/off ramp.

Ground floor: Warehouse area + Toilet + Kitchenette  
Mezzanine: Office + Storage + Kitchenette

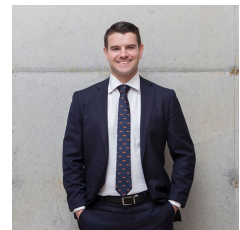
### KEY FEATURES:

- Internal area: 308sqm\* total
- Ground floor area: 151sqm\*
- Mezzanine area: 157sqm\*
- Two (2) allocated undercover car spaces
- Truck and container access
- 3 phase power
- Air-conditioned office
- Available now

**Building Size** : 308 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/kogarah/commercial/industrial/6854424>



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