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## 5, 30 GRIFFIN INDUSTRIAL POINT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Cochrane, Alberta

**Listing ID:**  
32921

**MLS ID:**  
A2271454

**\$25**



 **KEN MORRIS**  
 (403) 253-1901

 Royal LePage Benchmark  
 403-253-1901

 5, 30 Griffin Industrial Point , Cochrane , Alberta T4C 0A2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 77
<b>Lease Amount</b> 25.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G
<b>Subdivision</b> Industrial	<b>Building Type</b> See Remarks	<b>Year Built</b> 2006
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0712669	<b>Building Area (Sq. Ft.)</b> 1793.00	<b>Building Area (Sq. M.)</b> 166.57
<b>Lot Size (Sq. Ft.)</b> 1199	<b>Lot Size (Acres)</b> 0.03	<b>Footprint (Sq. Ft.)</b> 1064
<b>Inclusions</b> Attached Desks, Counters, Cabinets	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans

There is 1141 Sq ft of space on the main floor with in floor heat , 3 really nice offices with lots of cabinets and counters and built in desks on the main plus coffee/kitchen area with dishwasher, bar fridge, microwave, cabinets and counter. plus great warehouse space. Epoxy floor, Led lights, Phone and data to multiple locations plus in conduit to pull more if needed. Security cameras, audio in ceiling of offices. Central AC two zones with one for the main floor offices, and one for the rest. Another 651 sq ft on the upper mezzanine with separate office space plus a large general office space area. Central Vac, All electrical plugs 20 amps, 3 parking stalls, This bay would make a great electrician shop/ plumbing shop or other trades, or use for the office spaces Door is 12 ft x 12 ft. Zoned General industrial, this bay could be used for Animal service/ Artist Studio/Automotive Service/Business Support Service/ Government service/ Industrial support services, Innovations Service/Rec facility/ Recreational Vehicle sales and service/ or Self Storage. Space is available for March 01, 2026. Call for more details and to book a viewing.

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