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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

Transaction Type For Lease	Title Fee Simple	Days On Market 61
Lease Amount 25.00	Lease Frequency Annually	Zoning I-G
Subdivision Industrial	Building Type See Remarks	Year Built 2006
Structure Type Warehouse	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0712669	Building Area (Sq. Ft.) 1793.00	Building Area (Sq. M.) 166.57
Lot Size (Sq. Ft.) 1199	Lot Size (Acres) 0.03	Footprint (Sq. Ft.) 1064
Inclusions Attached Desks, Counters, Cabinets	Restrictions Landlord Approval	Reports 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 February 01, 2026. Call for more details and to book a viewing.

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