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## 5, 30 GRIFFIN INDUSTRIAL POINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

**MLS ID:** A2271454

\$25

Cochrane, Alberta

32921

A22/1454



- △ KEN MORRIS
- **2** (403) 253-1901
- Royal LePage Benchmark
- **403-253-1901**

rM1

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

**Transaction Type** 

For Lease

Title

Fee Simple

25.00

Lease Frequency

Annually

**Zoning** 

I-G

Subdivision

**Lease Amount** 

Industrial

**Building Type** 

See Remarks

Year Built 2006 Structure Type Warehouse

Property Type Commercial Property Sub Type

Legal Plan

Mixed Use

0712669

Building Area (Sq. Ft.)

1793.00

166.57

Lot Size (Sq. Ft.)

1199

Lot Size (Acres)

Footprint (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

0.03

1064

Attached Desks, Counters, Cabinets

RestrictionsReportsLandlord ApprovalFloor 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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