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