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14 GRIFFIN INDUSTRIAL POINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta



Listing ID:
30472


MLS ID:
A2218462

\$21



 **ANDREW POHLOD**
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 Real Broker
 855-623-6900

 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

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|--------------------------------------|--|---|
| Transaction Type For Lease | Days On Market 116 | Lease Amount 21.00 |
| Lease Frequency Annually | Lease Term Negotiable | Zoning I-G |
| Subdivision Industrial | Building Type Commercial Mix | Year Built 2025 |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 0210633 | Building Area (Sq. Ft.) 10000.00 | Building Area (Sq. M.) 929.02 |
| Lot Size (Sq. Ft.) 11 | Lot Size (Acres) 0.00 | Construction Type Concrete,Metal Frame,Metal Siding |
| Inclusions N/A | Restrictions Landlord Approval | Reports Standard form of Lease |

With completion scheduled for mid September, the bays at 14 Griffin Industrial Point are the perfect opportunity for businesses seeking a prime location to grow. Situated just steps from Greystone and Spray Lakes Centre and surrounded by established businesses, this modern industrial/retail condo development offers an ideal setting for both new ventures and expanding operations. Each bay provides 1,995 SQ FT of versatile space plus a 521 SQ FT mezzanine, designed to accommodate various business needs. The most affordable bays in Cochrane, they feature a competitive lease rate of \$21/SQ FT plus \$4/SQ FT in operating costs, with utilities metered separately and billed to the tenant. Managed by dedicated local owners, the development ensures a supportive and professional environment. Don't miss the chance to lease one of these exceptional bays—contact us today to secure your space!

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