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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
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 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

Transaction Type For Lease	Days On Market 65	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 the end of July, 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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