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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 234	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

Completion is just around the corner at 14 Griffin Industrial Point – an excellent opportunity for businesses ready to grow in Cochrane's thriving market. Located steps from Greystone and Spray Lakes Centre, and surrounded by established businesses, this brand-new industrial/retail condo development is perfectly positioned for visibility and convenience. Each bay offers 1,995 sq. ft. of main floor space plus a 521 sq. ft. mezzanine, providing flexible options for retail, office, or light industrial use. These are the most affordable bays in Cochrane, with a competitive lease rate of \$21/sq. ft. plus \$4/sq. ft. operating costs, and separately metered utilities. Managed by hands-on local owners, tenants benefit from a professional, well-maintained property and a collaborative environment. Don't miss your chance to secure one of these rare spaces – contact us today to reserve your bay before they're gone!

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