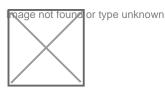


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

14 GRIFFIN INDUSTRIAL POINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCochrane, Alberta

Listing ID: 30472

MLS ID: A2218462

\$21



△ ANDREW POHLOD

(403) 036-1169

Real Broker

855-623-6900

rP.

14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

Transaction Type Days On Market Lease Amount

For Lease 116 21.00

Lease FrequencyLease TermZoningAnnuallyNegotiableI-G

SubdivisionBuilding TypeYear BuiltIndustrialCommercial Mix2025

Structure Type Property Type Property Sub Type

Industrial Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0210633 10000.00 929.02

Lot Size (Sq. Ft.) Lot Size (Acres) Construction Type

11 0.00 Concrete, Metal Frame, Metal Siding

Inclusions Restrictions Reports

N/A Landlord Approval 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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