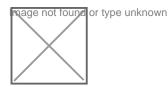


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

For Lease

Days On Market

Lease Amount

65

Lease Frequency

Annually

Industrial

Industrial

Subdivision

Structure Type

Lease Term

Negotiable

Zoning

I-G

21.00

Building Type

Commercial Mix

Year Built 2025

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

0.00

Construction Type

Concrete, Metal Frame, Metal Siding

Inclusions

N/A

Restrictions

Lot Size (Acres)

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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