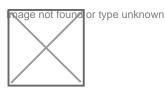


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 14 GRIFFIN INDUSTRIAL POINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Cochrane, Alberta

Listing ID: 30472

**MLS ID:** A2218462

**\$21** 



 $\stackrel{\circ}{-}$  ANDREW POHLOD

**2** (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 234 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

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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