

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:
33389

MLS ID:
A2276309

\$21



 **ANDREW POHLOD**
 (403) 036-1169

 Real Broker
 855-623-6900

 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

Transaction Type	Days On Market	Lease Amount
For Lease	42	21.00
Lease Frequency	Zoning	Subdivision
Annually	I-G	Industrial
Building Type	Year Built	Structure Type
Commercial Mix	2026	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	0210633
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2516.00	233.74	44866
Lot Size (Acres)	Footprint (Sq. Ft.)	Parking
1.03	1995	3
Construction Type	Roof	Foundation
Concrete,Metal Frame,Metal Siding	Metal	Poured Concrete
Access to Property		
Heating	Major Shopping Center, Major Shopping	Inclusions
Overhead Heater(s), Natural Gas	Nearby, Paved Road, Public, Public	NA
	Transportation Nearby	
Restrictions	Reports	
Landlord Approval	Building Plans, Leases	

Brand-new industrial bays are now delivering at 14 Griffin Industrial Point, offering flexible possession from now through May and some of the most affordable new lease rates in Cochrane. Completion is approaching at this modern industrial/retail condo development, ideally located steps from Greystone and Spray Lakes Centre and surrounded by established businesses. The site offers excellent access, visibility, and long-term growth potential in one of Cochrane's fastest-growing commercial areas. Each bay features 1,995 sq. ft. of main-floor space plus a 521 sq. ft. mezzanine, suitable for a wide range of retail, office, showroom, or light industrial uses. Building B is ready for tenant turnover in January, with Building A delivering shortly thereafter, allowing for flexible possession dates through May. These units represent some of the most affordable new industrial bays in Cochrane, offered at \$21.00/sq. ft. net plus approximately \$4.00/sq. ft. operating costs, with separately metered utilities. Tenant improvements may be available for qualified tenants, providing an opportunity to customize your space. Professionally managed by hands-on local ownership, tenants benefit from a well-maintained property and a strong business environment. Limited availability—contact us today to secure your preferred bay and possession timeline.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.