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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**
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 Real Broker
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 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

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

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