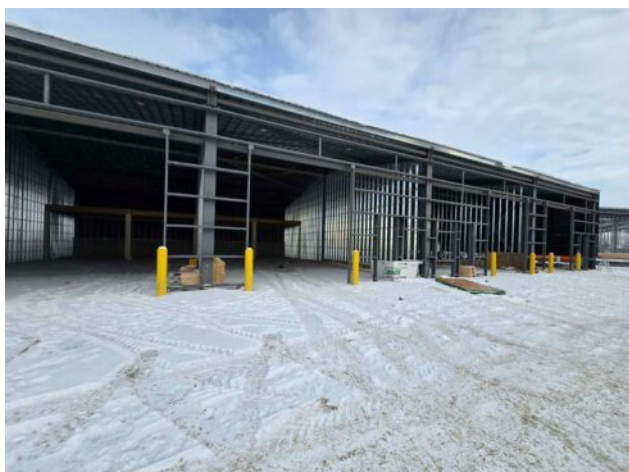


14 Griffin Industrial Point Cochrane, Alberta

MLS # A2276309



\$21 per sq.ft.

Division: Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,516 sq.ft.

Zoning: I-G

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete, Metal Frame, Metal Siding

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.03 Acres

Lot Feat: -

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.