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## 14 Griffin Industrial Point Cochrane, Alberta

MLS # A2218462



Concrete, Metal Frame, Metal Siding

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

## \$21 per sq.ft.

Industrial Division: Mixed Use Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 10,000 sq.ft. Zoning: I-G Addl. Cost: **Based on Year: Utilities:** Parking: 0.00 Acre Lot Size: Lot Feat:

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!