



**GRASSROOTS**  
REALTY GROUP

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## 14 Griffin Industrial Point Cochrane, Alberta

**MLS # A2218462**



# \$21 per sq.ft.

**Division:** Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,000 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete, Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

With completion scheduled for mid September, the bays at 14 Griffin Industrial Point are the perfect opportunity for businesses seeking a prime location to grow. Situated just steps from Greystone and Spray Lakes Centre and surrounded by established businesses, this modern industrial/retail condo development offers an ideal setting for both new ventures and expanding operations. Each bay provides 1,995 SQ FT of versatile space plus a 521 SQ FT mezzanine, designed to accommodate various business needs. The most affordable bays in Cochrane, they feature a competitive lease rate of \$21/SQ FT plus \$4/SQ FT in operating costs, with utilities metered separately and billed to the tenant. Managed by dedicated local owners, the development ensures a supportive and professional environment. Don't miss the chance to lease one of these exceptional bays—contact us today to secure your space!