

# \$21 - 14 Griffin Industrial Point, Cochrane

MLS® #A2218462

## \$21

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial., Cochrane, Alberta

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!

Built in 2025

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2218462   |
| Price      | \$21       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 14 Griffin Industrial Point |
| Subdivision | Industrial.                 |
| City        | Cochrane                    |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T4C0A2                      |

## Exterior

|              |                                     |
|--------------|-------------------------------------|
| Construction | Concrete, Metal Frame, Metal Siding |
|--------------|-------------------------------------|

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 99            |
| Zoning         | I-G           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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