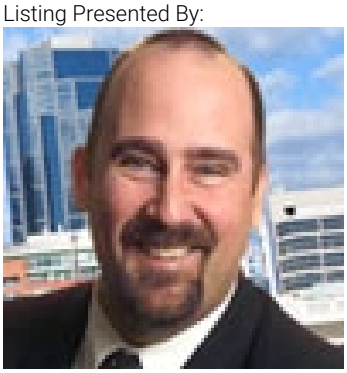


14 Griffin Industrial Point Cochrane Alberta

$21

Brand-new industrial bays are now complete and ready for immediate tenant build-out at 14 Griffin Industrial Point, offering some of the most competitive lease rates in Cochrane. Both Building A and Building B are finished and available now, so tenants can move quickly on improvements and get operating without waiting on construction timelines. This modern industrial/retail condo development sits just steps from Greystone and Spray Lakes Centre, surrounded by established businesses in one of Cochrane's fastest-growing commercial corridors, with strong access, visibility, and long-term growth potential. Each bay includes 1,995 sq. ft. of main-floor space plus a 521 sq. ft. mezzanine, well suited to retail, office, showroom, or light industrial uses. Bays are priced at $21.00/sq. ft. net plus approximately $4.00/sq. ft. in operating costs, with separately metered utilities, making them some of the most affordable new industrial space in Cochrane. Tenant improvements may be available for qualified tenants looking to customize their space. With hands-on local ownership managing the property, tenants can count on a well-maintained building and a supportive business environment. Availability is limited. Send us a message or email today to book a tour and secure your preferred bay. (id:6769)

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