



Light Industrial BAYS FOR LEASE

real

PRICE

\$21/SQ FT

Zoning

**I-G
Mixed Use**

Bay Size

**1995 + Loft
SQ FT**

Amazing opportunity to lease a brand new industrial bay in the heart of Cochrane. Each bay comes with mezzanine space giving you 2500 SQ FT total for your business.

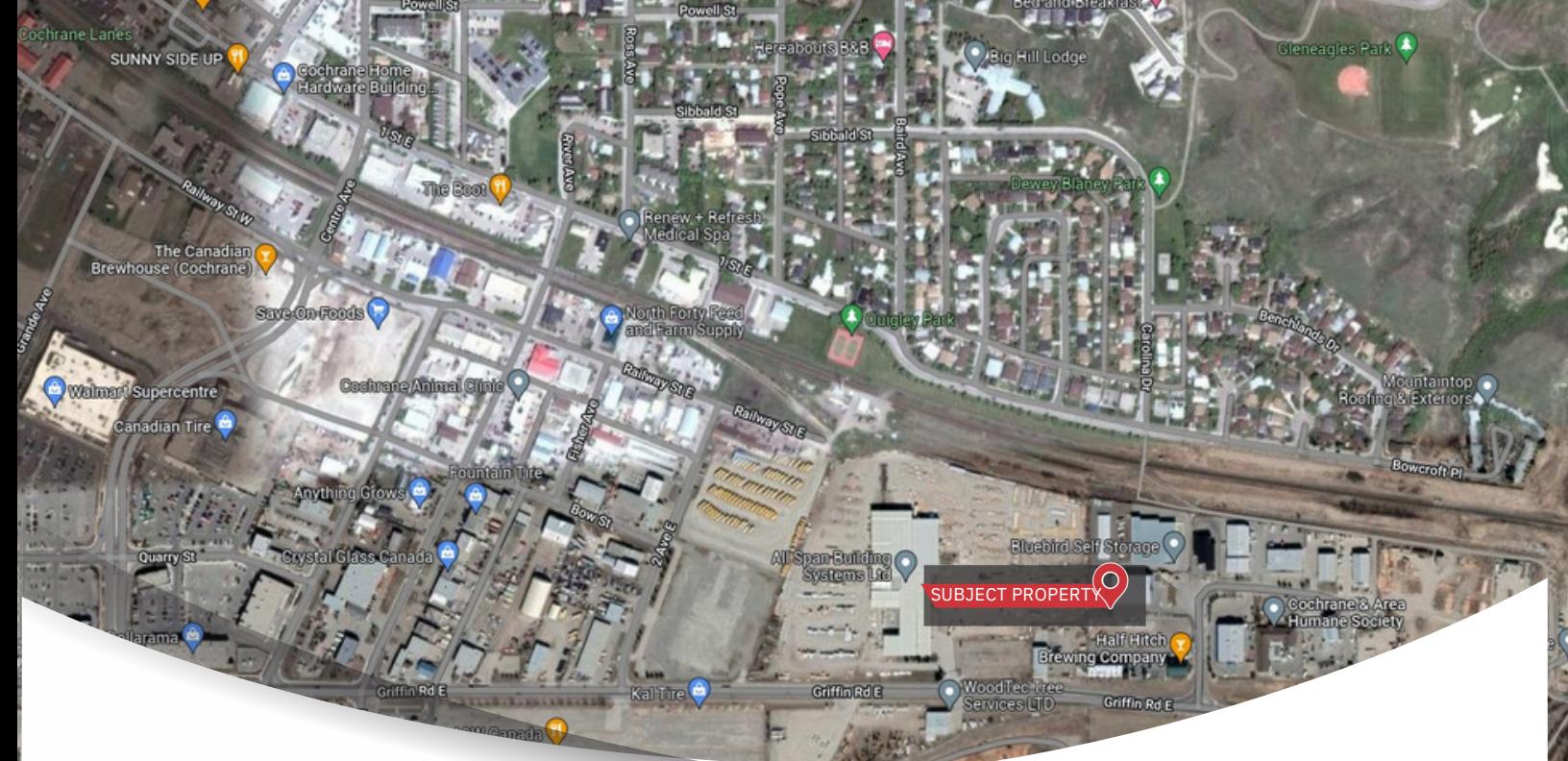
- Located in the industrial zone
- Surrounded by other businesses
- Great exposure for customer facing businesses
- Empty shell waiting for your build out



Andrew: 403-461-5169
Eric: 780-993-3789



andrew@brixrealestategroup.com
eric@brixrealestategroup.com



14 Griffin Industrial Pt Cochrane, AB

PRICE

\$21/SQ FT

OPS COST

\$4/SQ FT

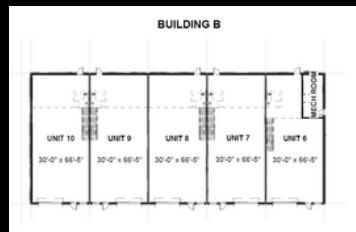
LEASE TERM **5 YEARS**



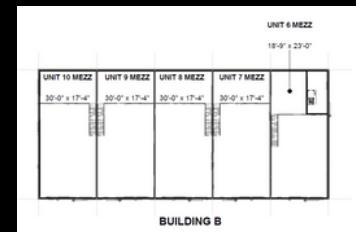
EXTERIOR BUILDING B



EXTERIOR BUILDING A



UNIT LAYOUT



MEZZANINE LAYOUT

- New-build industrial condo bays
- Pre-leasing available now
- Feb-May Possession Dates
- All units are individually metered
- Unbeatable location
- 14' bay doors
- Improvement allowance negotiable
- Min 3 parking stalls per bay



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