



## **Innovo Property Group unveils 330,000 s/f Borden Studios to be operated by MBS Group**

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Queens, NY Innovo Property Group (IPG) unveiled its purpose-built film and television studio, Borden Studios. Occupying the top floors of The Borden Complex, at 23-30 Borden Ave. in Long Island City, the studio offers a ground-level facility with direct, drive-up access and parking — plus 220,000 s/f of production space. The space is expected to be delivered in spring 2024.

Borden Studios touts four NC-25 sound-rated sound stages, 43,000 s/f of offices, 56,000 s/f of support space, and more than 8,800 s/f of outdoor space, including a nearly 7,000 s/f, private, rooftop terrace.

Sound stages range in size from 11,800 to 16,200 s/f, and feature 40-ft. ceilings and fully retractable, STC-53-rated walls, which allow the four stages to open to two “double sized” spaces.

Production offices and mill space are situated next to the stages on level four, while executive suites and flex space are located on the level above.

In addition to 220,000 s/f of studio space, 110,000 s/f of warehouse space is located on level three, and is available to service studio tenants, as well as ancillary businesses.

Borden Studios is set to be operated by The MBS Group, the world's largest studio operating and production services company, and serviced by the MBS Equipment Company, a division of The MBS Group. The MBS Group operates some of the industry's most iconic studio lots, services over 500 sound stages and supports more than 900 productions per year across North America, the UK and Europe.

"Boasting a prime Long Island City address, ground-up purpose-built stages, convenient office space and versatile flex spaces, Borden Studios offers a fulsome leasing opportunity for content creators who want to film in New York City. The facility is innovative and completely self-contained — and it's only minutes from Manhattan," said Michael Newport, EVP and chief marketing officer for The MBS Group. "We're thrilled to be a part of the team."

All levels of the studio are fully accessible from the attached, multistory parking structure, while a 32-ft-wide parking ramp allows easy ingress and egress for trucks and trailers. Approximately 28,000 s/f of dedicated studio parking provides abundant space for base camps and crew.

"By delivering a multistory facility, we're able to address the needs of next-generation users in the dense metropolitan market of New York City—all while enhancing convenience and flexibility with direct, drive-up access and plentiful parking right outside the doors," said Andrew Chung, founder and CEO of IPG.

"With its state-of-the-art features and incomparable location, close to the city's enormous talent and crew base, Borden Studios is destined to become an epicenter of New York film and television production," Chung said.

The development broke ground during summer 2022 and topped out earlier this year.

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