



## **Innovo Property Group completes multi-tenant building and film studio; The Borden Complex**

April 08, 2025 - Owners Developers & Managers



Photo credit: Innovo Property Group

Long Island City, NY Innovo Property Group (IPG), a New York City-based real estate investment and operating company founded by Andrew Chung, has completed The Borden Complex. Primely located at 23-30 Borden Ave. in the Borden Innovation District, the one-million s/f class-A multi-tenant development includes multiple levels of urban industrial space and a purpose-built film and television studio.

Photo credit: Innovo Property Group

“We are proud to announce the completion of The Borden Complex, a transformative development that sets a new standard for innovation. We are excited to welcome tenants and production companies to this state-of-the-art facility, which combines cutting-edge industrial space with a purpose-built film and television studio,” said Chung, founder and CEO of IPG. “The Borden Complex is a true hub for business, creativity, and opportunity, strategically located in Long Island City to offer unparalleled access to New York City and beyond.”

Borden Industrial offers multiple levels of urban industrial space that caters to a variety of users. The

facility offers modern features, including direct loading, a 130-foot truck court on both level 1 and level 2, and covered rooftop parking. The first level has 28-ft. clear heights, 40-ft. by 40-ft. column spacing as well as 23 dock doors and two drive-in doors. The second level, accessible by a truck ramp, similarly features 28-ft. clear heights, 40-ft. by 40-ft. column spacing, 23 loading dock doors and two drive-in doors. JLL is leading the leasing efforts for Borden Industrial.

Occupying the top floors of The Borden Complex, Borden Studios offers 232,935 s/f of production space with the convenience of a ground-level facility with direct, drive-up access and abundant parking.

Borden Studios includes four NC-25 sound-rated sound stages, 70,300 s/f of offices, 41,200 s/f of support space, and more than 7,800 s/f of outdoor space, including a 5,800 s/f, private, rooftop terrace.

Sound stages range in size from 11,600 to 15,200 s/f, feature 40-ft. ceilings and fully retractable, STC-53-rated partition walls, which allow the four stages to open to two “double sized” sound stages. Production offices and mill space are situated next to the stages on level 4, while executive suites and flex support space are located on the level above.

In addition to the studio space, 114,000 s/f of warehouse space with 24 ft. clear heights is located on level 3, and is available to service studio tenants, as well as ancillary businesses.

Borden Studios is operated by The MBS Group, one of 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 600 sound stages across North America, the UK and Europe.

Photo credit: Innovo Property Group

The Borden Complex benefits from its prime location, minutes from Manhattan, Brooklyn, and Queens. The complex offers multiple dedicated ingress and egress points for fleet vehicles as well as for employees, talent, and crews. Direct access to the Long Island Expressway and the Midtown Tunnel results in a 10-minute commute to Manhattan and less than a 30-minute drive to major airports.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540