

**BORDEN
STUDIOS**

Introducing Borden Studios

Delivering Mid 2024, Borden Studios is a ground-up, purpose-built 220,000-square-foot film and television studio, offering four world-class sound stages, 99,000 ± square feet of flexible production office and support space, plus an array of next-level features. Situated in The Borden Complex, in a prime Long Island City location, the facility is minutes from Manhattan, Brooklyn and Queens — an easy commute for talent and crew.

23-30 Borden Ave,
LIC, Queens, NY 11101

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Borden Studios Specifications

Studio Size

Approximately 220,000 SF

Stage Sizes

Four stages totaling 51,000 ± SF

Stage 1: 117'3" x 100'8"

Stage 2: 117'6" x 100'8"

Stage 3: 156'9" x 103'1"

Stage 4: 157' x 68'3" / 157' x 80'1" / 157' x 89'5"

With retractable STC-53-rated walls:

Stage 1 & 2 open to 23,272 SF

Stages 3 & 4 open to 27,837 SF

Stage Height to Grid

40'

Grid Capacity

2,500 lbs/ft at any point of grid

200 lbs/ft along grid

20 lbs/ft additional at perimeter

Grid will support catwalks

Electrical

2,000 amps @ 120/208 V, 3-phase,

4-wire per stage

Cooling Capacity

90-110 tons per stage

60 tons per mill space

Acoustics

NC-25 with HVAC operating

Walls (Specific to Exterior Wall South)

Double-wythe assembly: 4" EIFS system at CMU exterior face. 12" grout-filled block + 8" at exterior minimum airspace + metal stud. 6" mineral wool batt isolation, 3 layers gwb. Finishing: black duct liner with chicken wire.

Floor

6" thick isolated concrete slab on Stravitec-CDM Stravifloor Isolated Floor System

Ceiling/Roof

4" concrete slab on 6" foam insulation on 1" isolation mat on concrete slab on metal deck. Ceiling finishing: 2" black duct liner

Elephant Doors

Into Stages: 20' W x 18' H

Between Stages: 20' W x 20' H

STC-53 Rated

Overhead Doors from Parking Structure

10' W x 18' H

12' W x 18' H

Two Freight Elevators

Door openings each at 9'6" W x 10'0"H clear; 32-foot wide parking ramp offers drive-up access to stages, offices and support space

Warehouse Storage

Up to 110,000 SF (on 3rd floor) at 23'-24' clear and 300 lbs loading with 8 drive in doors; 4 doors have increased height to accommodate drive ins for typical fleet vehicles

Parking

28,000 SF of dedicated studio parking; Potential additional rooftop parking

Security

Base building security with video surveillance of lobbies and elevators

