



LIONSGATE STUDIOS YONKERS WELLS AVE CAMPUS

STAGES 1, 2, 3

The Wells Avenue Campus is the heart of Great Point Studios and home to Lionsgate. It blends modern production with the industrial charm of the historic Otis Elevator factory. The campus offers 50,000 sq. ft. of stage space across three stages, designed for seamless workflows. Key features include a mill shop, loading docks, production offices, conference rooms, screening rooms, and post-production facilities. Support spaces provide wardrobe storage, set decs, lighting/equipment storage, dressing rooms, hair/makeup rooms, kitchens, and laundry. Located 30 minutes from Grand Central, it's adjacent to the Yonkers Metro North Station with ample parking next to the stages.

CONTACT

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Visit GreatPointStudios.com
for more information about
leasing stages.



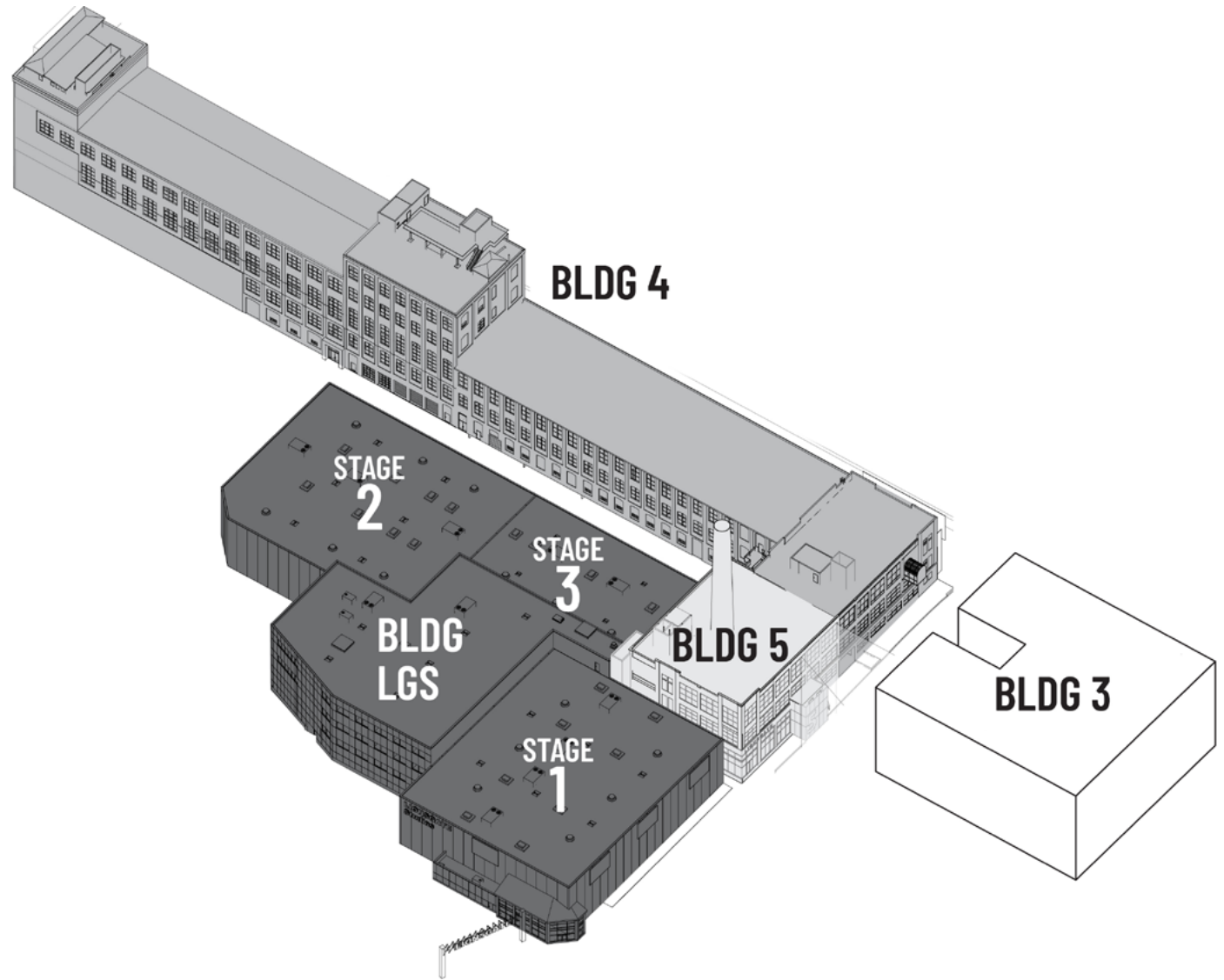
OVERVIEW OF WELLS AVENUE CAMPUS BUILDINGS

STAGES

STAGE	SQ. FT.
LEVEL 01	
STAGE 1	20,000
STAGE 2	20,000
STAGE 3	10,000
TOTAL	30,000

ADDRESS

45 Wells Avenue
Yonkers, NY 10701

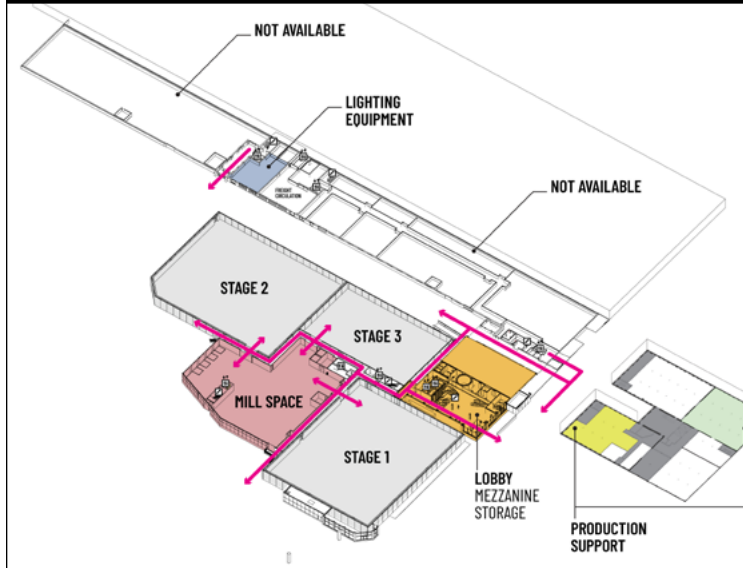


SUPPORT SPACES

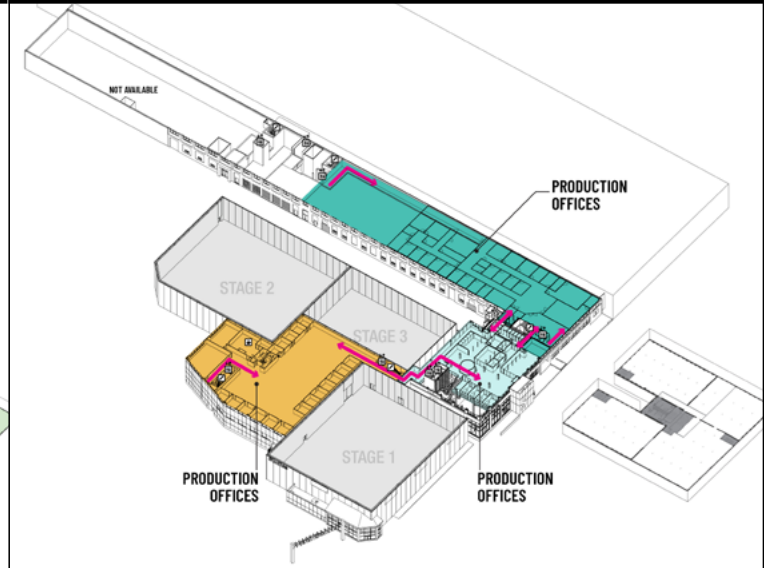
SPACE	SQ. FT.
LEVEL 01	
MILL SPACE	20,000
LOBBY / MEZZ. / STORAGE	9,000
PRODUCTION SUPPORT	3,000
GRIP & ELECTRIC	2,250
PRODUCTION SUPPORT	4,500
LEVEL 02	
PRODUCTION OFFICES	15,000
PRODUCTION OFFICES	9,000
PRODUCTION OFFICES	23,500
LEVEL 03	
DRESSING ROOMS / HAIR & MAKEUP	15,000
FLEXIBLE SPACE	9,000
WORKING SET DEC.	24,000
LIGHTING & EQUIPMENT	22,500
PRODUCTION OFFICES	20,000
LEVEL 04	
PRODUCTION OFFICES	30,000
PARKING DECK	396 CARS

STUDIO LAYOUT OF WELLS AVENUE CAMPUS

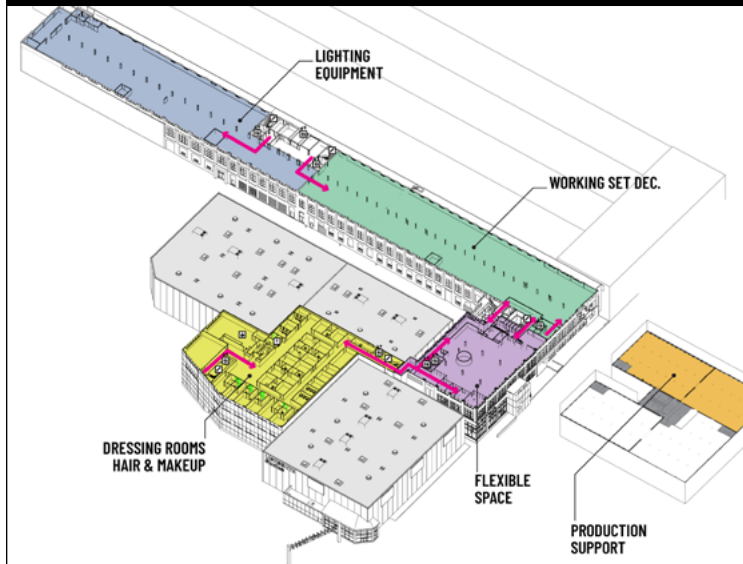
LEVEL 01



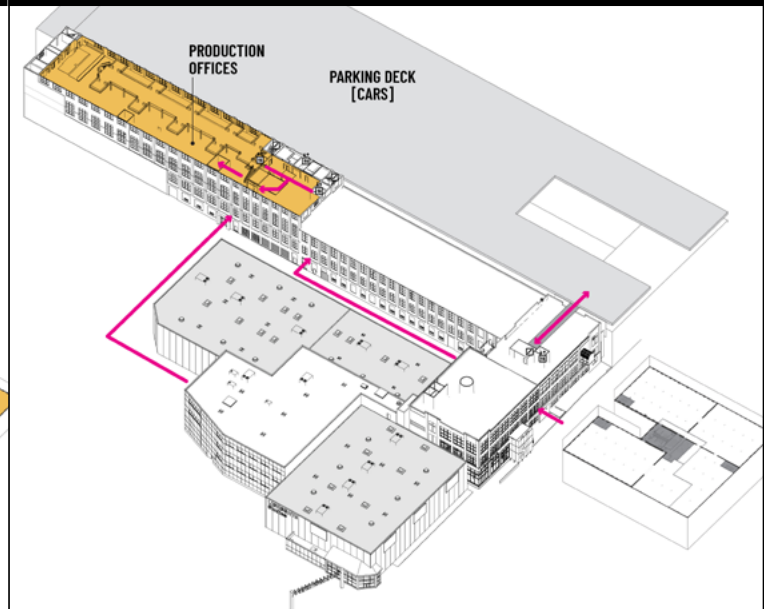
LEVEL 02



LEVEL 03



LEVEL 04



STAGES

STAGE	SQ. FT.
LEVEL 01	
STAGE 1	20,000
STAGE 2	20,000
STAGE 3	10,000
TOTAL	30,000

TAX INCENTIVES

30-50%¹ Production Work Refundable Tax Credit



¹ See full list of
[qualifying details](#)

35-45%² Post-production Work Refundable Tax Credit



² See full list of
[qualifying details](#)

PLAN OF STAGES 1, 2, 3 [LEVEL 01]

- ELEVATOR
- STAIRWAY
- RESTROOM

