When people start looking for space in B2 zones, they often come in with one question: “what is B2 industrial space?” After that, the next question usually becomes more practical, “what can I actually do in it, and what should I check before I sign?”

If you are shopping for an upcoming new B2 industrial space in Singapore, it helps to treat the planning rules like part of the business planning, not like fine print. In B2, URA’s guidance is specific about what must be industrial, how much can be “white” or ancillary, and how development parameters like GPR and unit sizing affect what you can operate on site.

Below is a grounded, decision-oriented look at the planning basics for a new B2 general industrial factory, a B2 industrial space in general, and what you should understand if you are considering buying B2 general industry factory units or leases.

What “B2 industrial space” means in practice

B2 is a Singapore industrial zoning category, used for general and special industries. In URA’s planning framework, general and special industries are expected to be located in B2 zones. That zoning intent matters, because it shapes which activities are treated as “predominant” industrial uses, versus “ancillary” support uses, and how much non-industrial floor area may be permitted in the same development.

So, a “B2 industrial factory” is not just any unit in an industrial estate. The development itself is planned and controlled around industrial use. When you are looking at new b2 general industrial developments, you are essentially looking at an industrial site that must still satisfy industrial planning requirements, even if there are some office-like or showroom-like components on site.

In many B2 developments, you will see industrial buildings with the possibility of some separate “white” component space, for functions that support the industrial operation.

The core planning rule: industrial predominant vs ancillary

One of the most important planning basics for B2 general industrial is the use quantum: B2 sites must allocate at least 60% of total industrial gross North-East industrial units for sale floor area (GFA) for industrial or predominantly industrial uses. Up to 40% may be ancillary or support uses.

This is a big deal for anyone considering a B2 industrial space for a real operation. It means the development’s mix is not optional. Even if your business needs a larger share of admin space, showroom display, or other support functions, the site will still be governed by the overall split, and your unit’s permitted uses and layout are likely to be anchored to that planning framework.

You do not need to memorize percentages to use this rule effectively, but you should remember the logic: B2 is fundamentally industrial. The “white” or support parts can exist, but they sit within a controlled envelope.

What counts as “predominant” industrial uses in B2

URA’s guidance lists allowable predominant uses in B2, and many of them map closely to how companies actually describe their operations, from manufacturing through repair and servicing to certain forms of storage or assembly.

Predominant uses include general industrial manufacturing, repair and servicing, production, assembly, knitting mills, core media, e-business, industrial training, and also certain storage such as chemicals or oils (as covered under allowable uses). Other typical industrial categories in B2 cover heavier or more nuisance-sensitive activities than lighter industrial zones, which is part of why B2 can be attractive for firms that need industrial character and not just "light" work.

When you hear terms like "new b2 general industrial" or "B2 general industry factory," this is the planning reality behind the marketing labels. The zoning is meant to host these operational categories, rather than purely retail or walk-in consumer sales.

For a company evaluating whether a unit is suitable, the useful question is not only "will my business be allowed," but also "does my activity sit naturally within the predominant industrial definitions, or would it rely on ancillary components?"

What counts as "ancillary" or support uses

B2 also allows certain ancillary uses. URA's guidance includes examples like offices, meeting rooms, sick rooms, diesel or pump points, M&E services, showrooms, and industrial canteens, along with selected commercial uses.

This is where many practical operating models get tested. For example, many industrial operators want administrative offices on site for planning, HR, procurement, compliance, and scheduling. B2 can accommodate that through ancillary office-related space, but within the broader 60/40 logic for the development.

M&E services and utility-relevant spaces are also part of the support ecosystem. If you run a production line, you generally need the plumbing, electrical systems, and service rooms that make operations viable. Planning allowances for these categories matter when you review floor plans, loading access, and service layouts.

Industrial canteens are another support category that reflects day-to-day operations rather than pure commercial activity. For businesses with shift work or on-site teams, this can be a genuine operational requirement, not just a "nice to have."

"White component" space: where things get nuanced

Some B2 developments allow "white component" space. URA notes that these white components may permit uses such as shop, restaurant, showroom, association and C&CI uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

The key phrase here is "subject to planning evaluation." That means you cannot treat all white component permissions as automatic or identical across sites. Different developments may handle the mix differently, and approvals are usually tied to how the proposed use aligns with planning intent, site specifics, and how the development qualifies under B2 requirements.

Two practical takeaways for anyone viewing a unit in a new B2 factory or an upcoming new B2 industrial space:

First, white component permissions are not the same as general freedom. They are bounded by planning controls and evaluation.

Second, even if the overall development allows some white component uses, your unit's ability to operate a specific type of "white" function depends on the way that space is planned and approved.

B2 showrooms: useful, but tightly controlled

B2 showrooms exist, but they are not broad retail showrooms where anything is sold on site. URA's guidance indicates that B2 showrooms are mainly for display of bulky or non-over-the-counter products, or products that are delivered or installed off-site.

It also notes that B2 showrooms are not for on-site sale and generally need agency endorsement.

If you are thinking about a business model that blends industrial operations with customer-facing presentation, this matters. For example, if you sell equipment, you may want a place for visual demonstration and structured client visits, but you should still plan around what the showroom is meant to do and how sales are handled. The difference between "display and off-site delivery or installation" versus "walk-in sales floor" can be more than a wording issue, it can affect approval feasibility.

This is one reason some teams looking at B2 factories in Singapore decide early that they will treat the unit as an industrial hub, with customer interactions routed through display areas rather than a retail store setup.

GPR gating: how industrial space unlocks "white" space

Another planning basic that affects new b2 general industrial projects is GPR treatment. URA notes that a minimum GPR of 2.0 must be achieved and used for industrial purposes before remaining GPR 0.5 may be unlocked for white uses on certain B2 sites.

In real terms, this is a sequencing and eligibility concept: the site has to deliver a minimum industrial intensity first, and only then can additional floor area be treated as unlockable for white uses (within the framework described).

If you are evaluating a specific development, ask how the project's GPR and allocation relate to the "industrial first, white later" concept. You do not have to become a planning consultant, but you should ensure that the unit you are buying or leasing aligns with what the development is actually allowed to provide.

This gating concept also explains why some new developments may advertise white components broadly, yet your actual permitted uses in your unit may still be constrained by how the site qualifies under the planning parameters.

Unit size, and why "space for operations" is not just a floor area number

URA's minimum unit-size guidance is intended to meet operational needs of industrial uses. While you do not necessarily need to interpret URA's unit-size rule like a legal document, the spirit is clear: industrial users need meaningful space to operate, not tiny, fragmented units that cannot support functional operations.

If you are evaluating B2 industrial factory units, this can matter for your workflow. Do you have enough floor area for storage staging, equipment footprint, packing and dispatch, and safe movement around your processes? Planning constraints around unit sizing can influence what "operationally viable" means in that development.

So when marketing materials quote sizes, treat them as a starting point. Then translate them into how your team will use the space hour by hour.

Leasing, sub-leasing, and multi-user realities

B2 developments often operate with leasing and sub-leasing. URA notes that leasing or sub-leasing of space is allowed in many B2 developments. It also notes that in some multi-user B2 developments, strata units may have private car parking lots subject to conditions.

If you are buying a B2 general industrial factory to own and let out, or if you are leasing and planning to sub-lease part of your unit, these points matter. Your commercial strategy depends on what the development rules allow, and on conditions tied to strata and parking.

A practical approach is to think beyond “can I operate here.” Ask, “can I structure my tenancy arrangement the way I intend,” especially if your business plan includes partial use for allied functions, or if you expect future tenants.

“No land subdivision” and how strata subdivision can still exist

URA guidance indicates that some B2 developments may have separate industrial and white buildings, and that white components in industrial developments may be strata-subdivided. However, it also notes there must be no land subdivision.

For an investor or end-user, this can affect how you interpret ownership and boundaries. You might be looking at a unit that includes both an industrial component and a white component, or you might see that they are organized into different buildings or strata arrangements.

When buying B2 general industry factory space, do not assume that “strata subdivision” means all other boundaries work the way residential property intuition would suggest. You need to review what is actually subdivided and how the development is structured in the first place, especially if you are trying to align unit boundaries with your operations and future tenanting plans.

Where B2 industrial space is found in Singapore

B2 space can be found in industrial developments and selected JTC properties. JTC examples indicate that units can be suitable for general manufacturing and generic industrial uses, especially in areas like Tuas where industrial demand concentrates.

That does not mean every JTC unit is automatically the same as every other, but it does mean B2 planning is embedded in how major industrial estates are planned. If you are scouting upcoming new B2 industrial space, it is normal to encounter a mix of industrial buildings, multi-user strata options, and developments with separate white component possibilities.

If you are evaluating “new b2 factory” options, compare the development’s planned use mix and how it supports the type of industrial work you actually do, rather than focusing only on the marketing label “B2.”

Buying versus renting: plan around the constraints, not a generic rule

People often ask whether buying a B2 industrial factory is better than renting. The planning guidance here does not provide a blanket “buy is best” or “rent is best” rule, and you should avoid treating it as a simple investment debate.

For planning-related reasons, the buying or renting decision should depend on your operational horizon and how confidently you can match your business needs to the permitted uses in that specific development.

If you are buying, you are anchoring your long-term use to the development’s planning framework, including industrial predominantly space requirements, ancillary limits, and how any white components are evaluated.

If you are renting, you may be able to respond faster if your business evolves away from the exact predominant use definitions, or if you find that your fit with the GFA split and intended uses is less comfortable than expected.

Either way, your due diligence should be grounded in what the unit and development are approved for, not only in price comparisons.

A practical planning checklist before you commit

The fastest way to get burned in B2 is to confuse “what we want to do” with “what is planned and approved at this site.” Here is a short checklist you can use while reviewing an upcoming new B2 industrial space, whether you are evaluating a B2 industrial space lease or a buy decision for a B2 industrial factory.

1. Confirm the development’s industrial use logic, especially the minimum 60% for industrial or predominantly industrial uses, and what share is treated as ancillary or support.
2. Map your intended activities to URA’s categories of predominant industrial uses versus ancillary support uses, so you can see where your business naturally fits.
3. If you need customer-facing functions, sanity-check whether your plan looks like a B2 showroom arrangement, where display and off-site delivery or installation are central, rather than on-site retail sale.
4. Ask about any white component possibilities and how they relate to the “minimum GPR 2.0 for industrial, then unlock remaining GPR 0.5 for white uses” concept on certain sites.
5. Validate the unit’s operational viability in real space terms, aligned with the intent behind minimum unit-size guidance for industrial operations.

This checklist is not legal advice, but it keeps your attention on the highest-leverage planning concepts that can determine whether a space works for you long-term.

Common trade-offs when planning for B2 general industry factory space

B2 is attractive because it is built for industrial operations and it can support real business needs, but that also means you live with trade-offs. These trade-offs rarely show up in one brochure page. They show up when you run your operation for a few weeks and realize what is operationally smooth versus what feels constrained.

For example, if you plan for heavy customer traffic, you may discover that B2 is not designed like a retail district. A B2 showroom can support display, but the planning control around on-site sale and the need for endorsement can shape how you run customer interactions.

Another trade-off comes from the industrial predominance requirement. If your business model is slowly shifting from production to administration-heavy work, you may find that the “industrial first” planning logic limits how flexible the site can be for additional white uses. You are not just adapting internally, you are adapting within a development’s permitted intent.

Finally, sub-leasing and strata arrangements can affect how you share or reconfigure space. In multi-user contexts, the development may allow leasing and sub-leasing, but conditions can still shape how parking, boundaries, and permitted uses work. It is worth aligning your operational plan and tenancy plan at the same time.

How to evaluate an “upcoming new B2 industrial space” without guessing

Upcoming projects often come with renderings, indicative unit mixes, and early descriptions of use categories. That can be enough for initial filtering, but it is not enough for a final commitment.

Instead, evaluate based on what the planning framework says about B2 general industrial and B2 general industry factory uses:

If the development is designed to comply with the industrial predominance requirement, you can be more confident that industrial operations are central. If there are white components, ask how they are expected to be used, and whether the showroom or other customer-facing uses align with the controlled definitions.

If the site's GPR gating concept is relevant on that development type, ask how the industrial floor area requirement will be achieved before white floor area is unlocked. That is often the difference between "marketing said there is white space" and "your specific unit can use it the way you intend."

If you are comparing different B2 factories in Singapore, avoid treating them all as interchangeable. Two B2 developments can differ in whether they have separate industrial and white buildings, how white components are strata-subdivided, and what evaluation is required for particular use types.

A quick reality check using a typical operational scenario

Imagine you run a B2 general industrial factory that assembles equipment, and you want an office for engineering schedules and procurement, plus a small display area where clients can view bulky equipment models. That sounds straightforward, but it touches multiple planning concepts at once.

Your core assembly work naturally aligns with predominant industrial uses like assembly, production, and related industrial activities. Your office and meeting rooms align with ancillary support uses. Your display area could potentially align with a B2 showroom concept, but the planning restrictions around sales and off-site delivery or installation would shape your workflow.

If the development has white component space and the site's planning framework supports white uses after meeting industrial GPR thresholds, then your concept is more likely to fit. If it does not, you might need to adjust your business model, for example by shifting sales activities off-site or limiting what happens on the premises to display and operational support.

That kind of scenario mapping is the difference between a smooth B2 fit and a late-stage surprise.

Final thoughts to carry into your search

Looking for upcoming new b2 industrial space is exciting because newer developments often promise better layouts, better servicing planning, and fewer unknowns compared with older stock. Still, the biggest success factor in B2 is not age, it is alignment between your planned activities and the B2 planning framework.

If you remember the core building blocks, you will make faster, cleaner decisions. B2 industrial space is intended for general and special industries, with a minimum 60% industrial or predominantly industrial GFA allocation and up to 40% ancillary support uses. The allowable uses are organized around predominant industrial functions and a controlled set of support and white component uses, including showrooms with specific display and endorsement considerations. GPR gating and unit-size intent can also influence what "available for your operation" really means.

Whether you are buying B2 general industry factory space, leasing a B2 industrial factory unit, or simply trying to understand what is B2 industrial space before you tour anything, your best move is to plan your operations against these fundamentals early. That way, you do not spend months falling in love with a floor plan that cannot support the way your business runs.