If you are hunting for industrial space in Singapore, you will quickly run into the letters B2. It sounds simple, but it really is a planning label that shapes what you can do on the site, how much of the development must remain genuinely industrial, and even what kinds of "white" business uses can piggyback on the main factory functions.

This guide focuses on B2 general industrial in plain English, with the practical angle an industrial operator cares about. If you are planning a new factory build, looking at an upcoming new B2 industrial space, or trying to decide whether a specific unit fits your operations, understanding allowable activities early saves you months of back-and-forth.

Along the way, I'll use the terms people actually search for, including "what is B2 industrial space", B2 industrial factory, B2 industrial space types you might see in listings, and how "white component" space can change what is possible in a B2 development.

What is B2 industrial space?

B2 is a Business 2 industrial zoning category in Singapore. In URA's planning guidance, it is meant to host general and special industries. In practice, that means if you are an industrial user, B2 can be a natural fit because it is designed for manufacturing-type activities, industrial repair, production, storage connected to industrial operations, assembly, and related use cases.

You will also see B2 space offered within industrial developments, and sometimes within selected JTC properties. For many tenants, the key attraction of a B2 industrial factory is that the zoning is aligned with industrial purposes, so you are not trying to force a factory use into a light-touch commercial zone and hope it gets approved.

That said, "B2" is not a blank cheque. There are clear planning rules about what counts as "predominant" industrial use versus what is considered "ancillary/support" use, and there are additional controls that determine whether certain "white" components can be included.

Predominant industrial use versus ancillary support use

One of the most important practical facts for any industrial user is the B2 use quantum requirement: a B2 site must use at least 60% of its total industrial gross floor area for industrial or predominant uses. Up to 40% may be ancillary or support uses.

This single rule often determines the shape of the development you are looking at, and it affects what you can realistically propose as part of your tenancy.

In plain terms, when you evaluate a B2 general industry factory or a new b2 general industrial site, ask yourself a simple question: is your operation the kind of activity that genuinely sits within the "predominant" industrial bucket, or is it mostly a support business with an industrial label?

If your operations do belong in the predominant category, you typically have more room to operate within the intent of the zone. If you are mainly a commercial operator that wants to run on-site "just enough" industrial to satisfy a planning label, you can get stuck at approval time.

Allowable predominant uses: what B2 is meant for

URA sets out allowable predominant uses in B2, and they reflect the realities of industrial operations. These are the kinds of activities that the zoning expects to see as the core of the development.

For example, manufacturing (general industry) is an allowable predominant use, as are repair and servicing, production, and assembly. Storage of chemicals or oils can also fall within allowable predominant uses, as can industrial training and media production under certain allowable use descriptions.

There are also categories that show up in industrial market listings and fit-out discussions, such as knitting mills and core media, and even e-business where it is packaged as an industrial use under the planning guidance.

If you are evaluating whether your business fits, it helps to translate your workflow into the language URA uses. Instead of describing your operation as "we do light work" or "it is mostly operational," map it to what you are actually doing: manufacturing, repair and servicing, production, assembly, storage of chemicals or oils, industrial training, or the other predominant categories URA lists.

That translation step sounds obvious, but in leasing negotiations it often separates a smooth path from a messy one.

Allowable ancillary uses: where offices and support uses can fit

Even when a building is primarily industrial, real sites need support functions. URA includes allowable ancillary uses for B2 developments, and these typically cover "back-of-house" and essential service needs rather than replacing the factory activity.

Ancillary uses can include office, meeting rooms, sick room, and diesel or pump point. There are also support service categories tied to industrial operations, such as M and E services (mechanical and electrical), and industrial canteen uses.

Some showrooms also appear in this environment, but the exact showroom context matters, and I'll come back to it because B2 showrooms are tightly controlled.

In day-to-day terms, ancillary space is what you use to keep the industrial operation running. It is where your supervisors meet, where your staff take care of logistics on-site, where basic welfare functions exist, and where certain essential services are housed.

If you are looking at B2 factories in Singapore and wondering whether you can have customer-facing areas, think about whether those areas are "support" for the industrial function, or whether they are essentially retail or on-site selling. The planning intent is not the same, and it shows up in how showrooms and "white component" are handled.

White component space: when commercial and more "visible" uses become possible

Some B2 developments include a "white component". In URA's planning guidance, white component space in B2 can allow a range of uses, subject to planning evaluation. This is where you may see the opportunity for certain activities that feel less like a traditional workshop and more like a normal business environment.

URA's guidance includes examples of what white component space may allow. This includes shop uses, restaurant uses, showroom uses, association and C and CI (community and social) uses, office, commercial school, and sports or recreation or fitness uses.

However, the permission is not automatic for any tenant who walks in. “Subject to planning evaluation” is the phrase that matters. It signals that URA will consider how the proposed use fits within the development, the balance of industrial and white floors, and the overall planning intent.

One additional operational point that affects how people interpret white component space: in some B2 developments, there may be separate industrial and white buildings. White components can be strata subdivided in certain cases, but there must be no land subdivision. That matters Sengkang Connection Showroom if you are comparing what you can buy or lease in terms of how the property is structured.

GPR and the “unlock” logic for white uses

If you are working with a broker or developer on B2 general industrial, you will eventually hear about GPR. 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 practical terms, this is about development planning capacity and how much building envelope is dedicated to industrial use versus white components. It is not just a technicality. It influences whether a B2 industrial factory site can accommodate certain white uses at all, and how much of the development will be designed for non-industrial activities.

When you are evaluating a new b2 general industrial site or an upcoming new B2 industrial space, it is worth asking the seller or developer a straightforward question: is the unit you are considering part of the industrial component only, or is it within an area that is intended for white uses as well?

Even if you personally do not need white space now, it can affect future flexibility, leasing demand, and how the building is managed.

B2 showrooms: useful, but not the free-for-all people expect

If you have been searching listings, you may have noticed “B2 showroom” marketing. URA guidance indicates that B2 showrooms are tightly controlled.

Mainly, they are for display of bulky and non-over-the-counter products, or for products delivered or installed off-site. URA’s planning guidance also states that B2 showrooms are not for on-site sale and generally need agency endorsement.

That last part is critical for operational planning. If your commercial model relies on walk-in sales conducted at the showroom, B2 may not be the right zoning permission route. If your model is display plus lead generation, or display for bulky items that do not get sold over the counter on-site, the showroom concept is more aligned with what URA expects.

This is also where the “unit fit” question matters when you are buying or renting B2 general industry factory spaces. The showroom function may exist within the development, but the unit’s specific planning permission still needs to match what you intend to do.

Unit size and why it matters more than people think

URA also provides minimum unit size guidance, stating that the minimum unit size is intended as a meaningful space to meet operational needs of industrial uses.

For industrial users, unit size is not just about comfort. It affects whether you can install your equipment with proper clearances, whether your workflow makes sense, and whether you can store incoming materials safely and efficiently.

When people shop for B2 industrial factory units, the “minimum meaningful space” idea helps frame why tiny units often come with constraints. Even if a unit is technically within B2, very small footprints can become operationally inefficient, especially for activities that require staging, movement paths, or storage buffers.

Where B2 industrial space shows up in the market

In the market, B2 industrial space often appears in industrial developments that house manufacturing and industrial services. You may see references to “B2 factories in Singapore” in listings, and you may also see units offered in selected JTC properties where units are suitable for general manufacturing and generic industrial uses.

Some developments may have multiple building types, such as industrial buildings and white buildings, and in certain designs, white components can be strata-subdivided while still respecting the restriction against land subdivision.

If you are looking at “B2 industrial factory” options, or even searching for “buy B2 general industry factory” type leads, be mindful that two units in the same building can still function differently depending on which component they belong to. Industrial space is not only about zoning; it is about the building’s intended use split and the planning permissions that attach to the units.

Leasing and sub-leasing, including multi-user contexts

Another practical point for operators planning occupancy timelines: for many B2 developments, leasing and sub-leasing of space is allowed.

In multi-user B2 developments, there may also be strata units with private car parking lots subject to conditions. That can matter if your staff pattern, delivery logistics, or customer visits require reliable parking arrangements.

If you are new to a B2 general industrial tenancy, you should treat the leasing agreement and the development rules as part of the planning reality. For example, “allowed use” does not automatically mean you can operate at any scale, install any signage, or run any customer footfall pattern. Those details typically tie back to building management policies and the specific permission of the unit.

How to assess whether your proposed activity is truly “allowable”

People often approach B2 space as a checklist problem, but in real negotiations, it is closer to a judgment call guided by URA’s definitions.

Here is the mindset that has helped industrial users I have spoken to over the years: describe your operations in a way that is consistent with URA categories, and separate what is essential to the industrial process from what is merely convenient.

If your industrial process naturally involves production, assembly, repair and servicing, industrial training, or the storage of chemicals or oils within allowable conditions, you are speaking the same language as B2 planning intent.

If you are adding functions like office, meeting rooms, sick room, industrial canteen, or essential M and E services, those typically align with ancillary support uses.

If you are trying to add a customer-facing business that looks like on-site retail, or you plan to sell products over the counter at a "showroom," you may need to rethink, because B2 showroom guidance is strict. The safe approach is to structure your customer interface around display of bulky or non-over-the-counter products, with delivery or off-site installation rather than on-site sales.

And if you are considering that "white component" can host more commercial uses like shops or restaurants, plan for agency evaluation. That does not mean it cannot happen, but it does mean you should assume it is a permissions conversation, not a marketing promise.

Practical examples of how B2 rules shape decisions

Let's make this concrete with a few realistic scenarios that come up when companies evaluate a B2 industrial factory or new B2 general industrial space.

A small manufacturer that does light assembly and then ships completed units out typically fits well with manufacturing, assembly, and production intent. Their on-site office and meeting rooms are straightforward ancillary uses. If they have a training requirement for technicians, industrial training can connect naturally.

A repair and servicing operator often needs a workshop floor and staging area for parts, plus welfare and basic support. Repair and servicing as a predominant use is aligned with B2. Their administrative functions are naturally ancillary. If they also want a display area for bulky equipment, they have to be careful about showroom limitations, especially around on-site sale.

A company that handles oils or chemicals storage will care deeply about whether their planned storage fits the predominant use allowance. For industrial users like this, the B2 zoning alignment can be a major advantage compared to more restrictive zones. But storage is not just "we have a tank." The operational model has to match what the planning guidance expects under allowable uses.

A business that wants a workshop plus a high-traffic cafe for the public will run into the distinction between industrial intent and white component uses. White component space can allow restaurant uses, but only subject to planning evaluation. If the building is industrial-heavy and the commercial component is limited, your plans may not fit unless you are within the intended white component area and your proposal matches the evaluation criteria.

In each scenario, the trade-off is not "can we do it or not." It is more like "what part of the building are we really occupying, and what category does our activity belong to."

Getting the "fit" right when you are planning a move, purchase, or build

If you are comparing options like "upcoming new B2 industrial space" versus an established unit, your evaluation should consider both permissions and operations. A new development might offer more modern floor layouts, but it might also be at an earlier stage of planning where the tenant mix and white component allocation are still being structured.

An established B2 industrial factory might be faster to occupy, but the unit configuration may reflect the original intended use split. In older industrial buildings, offices and ancillary spaces might be compact, loading arrangements might be fixed, and expansion may be difficult without relocating within the building or securing a different unit.

When people search for “new b2 general industrial” or “buy B2 general industry factory,” they are often trying to solve two problems at once: operational capability and long-term value. Planning rules can affect both. For example, if a unit is within the industrial component, it might be more straightforward to align it with industrial operations. If you want a customer-facing function, your path depends on whether your unit is part of a white component arrangement and what that component is allowed to host.

Also, consider how your company’s activities might evolve. If you expect to add industrial training later, you want a building that can accommodate that type of predominant use. If you expect to increase customer display needs, you need to understand how showroom permission works in B2.

One caution about the buying versus renting question: public planning guidance explains what is allowable and how planning controls work, but it does not establish a general rule that buying is always better. Investment outcomes depend on the specific development, the unit’s permission profile, and how your operational needs change over time.

What “B2 general industrial” can mean for your day-to-day operations

A zoning category can feel abstract until it shows up in the everyday details: who can be on site, what your facility can be used for, and whether your business model stays consistent with the intent of the zone.

In B2, the intent is industrial and general/special industry uses. That does not prevent offices, welfare rooms, canteen, or essential services. It also does not block white component uses entirely. But it sets boundaries, and it requires that the industrial component remains dominant in floor area, with at least 60% of total industrial GFA for industrial or predominant uses, and up to 40% for ancillary/support.

If you run operations that genuinely fall under B2 predominant categories such as manufacturing, repair and servicing, production, assembly, or related industrial uses, you are aligned with the core purpose of B2 industrial factory space.

If you treat the ”industrial” part as a small add-on, you may find approvals harder, especially when your operational model resembles retail sales or high-footfall services rather than industrial support.

A short practical checklist you can use before you commit

Sometimes you just need a tight set of questions to bring structure to the search process. This is the kind of checklist industrial buyers and tenants use informally before they sign.

1. What is the unit’s component, industrial only or within a white component arrangement?
2. Does your proposed workflow map clearly to allowable predominant uses like manufacturing, repair and servicing, production, assembly, or industrial training?
3. What portions are truly ancillary support, and do they stay within the spirit of office, meeting room, sick room, industrial canteen, and M and E services?
4. If you want a showroom, will it be for bulky or non-over-the-counter display and delivery or installation off-site, rather than on-site sale?
5. Are there GPR and development constraints that affect whether white uses were intended or “unlocked” on that site?

Even if you do not have every answer in hand, these questions help you spot red flags early. You will know whether you are aligned with B2 general industry factory expectations, or whether the plan needs rethinking before you spend money on fit-out or bring in equipment that the permission cannot support.

Common search terms, and what to look for when you see them

People looking for B2 space often use specific keywords. If you are browsing listings that mention “what is B2 industrial space” or “B2 industrial factory” or “new B2 factory,” treat those terms as starting points, not proof of fit.

When someone says “B2 factories in Singapore,” they might be pointing to a mix of industrial developments and possibly selected JTC properties. Your real job is to confirm the unit’s intended use and how it aligns with allowable predominant and ancillary categories under B2.

If a listing or pitch includes language like “B2 general industrial,” that is usually pointing at the zoning broad intent. But the practical reality still depends on whether the building design keeps the industrial portion dominant, and whether your exact use case fits within the categories URA allows.

And if you are thinking about “buy B2 general industry factory” or “upcoming new B2 industrial space,” focus on the same fundamentals: how much industrial floor area is treated as predominant, how white component space is handled, and what showroom or customer-facing activities are actually permitted.

Bringing it together: choosing a B2 space with fewer surprises

B2 is often a good match for industrial users because it is designed around general and special industry activities. It supports manufacturing, repair and servicing, production, storage of chemicals or oils, assembly, industrial training, and even some media and e-business categories within the allowable use definitions.

At the same time, B2 has rules that keep industrial use dominant. A B2 site must use at least 60% of total industrial gross floor area for industrial or predominant uses, with up to 40% allowed for ancillary/support uses.

Then, if the development has white component space, that is where the possibilities expand into certain shops, restaurants, showrooms, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

The operational takeaway is simple: treat B2 as a planning-aligned industrial zone, not a generic “industrial label.” If your operations genuinely match the B2 predominant uses, you are positioned for a smoother occupancy experience. If you want customer-facing functions, showrooms, or white component activities, understand the boundaries early, because in B2 they are real, and they show up at approval time.

If you tell me your business type, what you need on-site (for example, assembly, storage, training, or customer display), and whether you are looking to lease or buy, I can help you translate your plan into the most likely B2 allowable use buckets and the questions you should ask before viewing units.