If you are hunting for industrial space in Singapore, you will eventually run into “B2”. People say it like it is a shortcut for “cheaper factory” or “heavier industry”, but the real meaning is more specific and, for tenants, more practical. B2 is a planning zoning category that shapes what you can do on site, how much of the development must stay committed to industrial use, and what kinds of “support” space you can tuck in alongside production.

Whether you are comparing older units with an upcoming new B2 industrial space, deciding between leasing versus buying B2 general industry factory space, or trying to understand “what is B2 industrial space” in plain English, the zoning rules matter. They affect approvals, fit-out planning, and even how the landlord can market or configure the building.

Below is the tenant-focused way I think about B2, grounded in how Singapore’s planning guidance describes B2 requirements and allowable uses.

## The short meaning of B2, and why tenants should care

In Singapore planning terms, B2 stands for a non-residential industrial zoning category. It is intended to house general and special industries. The key point for an industrial tenant is this: B2 is not just a label for any industrial-looking building. It is a zoning framework that ties directly to permissible activities.

B2 sites come with “use quantum” rules, which is planning language for how the floor area must be allocated between industrial and ancillary or support uses. On top of that, B2 has a clear split between predominant industrial uses and certain ancillary uses. If your business model depends on office-heavy layouts, showrooms, or mixed functions, you will want to understand the boundaries before you sign anything.

When people search for “B2 industrial factory” or “B2 factories in Singapore”, they are usually looking for a place where manufacturing, repair, assembly, storage for relevant industrial substances, or related industrial activities can happen. That is exactly the kind of “predominant use” B2 guidance is built around.

## What “B2 use quantum” means in practice

One of the most important rules for tenants is the 60/40 split. For B2 sites, at least 60% of the total industrial gross floor area (GFA) must be used for industrial or predominant uses. Up to 40% may be ancillary, support, or other permitted uses.

This does not automatically mean your unit is 60% industrial and 40% office, because the rule is about the site’s total industrial GFA allocation. Still, it is a strong signal of what the overall development is designed to support. In real tenancy terms, it often translates into a building that expects industrial operations to be the main event, with support uses filling a secondary role.

If you are looking at a “new b2 general industrial” development, the developer’s planning submission and site configuration will follow these constraints from the start. If you are looking at an older B2 building or a multi-user industrial development, the unit mix and strata configuration may reflect earlier decisions, but the zoning intent remains.

## Predominant uses: what B2 is really built for

In B2, planning guidance lists a range of allowable predominant uses. This is the category that aligns with tenants who want to operate industrially on site, including various forms of manufacturing and related work.

Predominant uses include (among others) general industry manufacturing, repair and servicing, production, assembly, storage of chemicals or oils, knitting mills, core media, e-business, and industrial training.

For many businesses, this is where the “B2 general industrial factory” fit becomes clear. If your process involves production or assembly, or if you need an industrial footprint for storage or servicing, B2 is designed to accommodate that type of operation.

Also, B2 is not limited to “classic” factories. Media-related and e-business uses appear in the allowable predominant use list, and industrial training is also contemplated. So, if you are running a training facility connected to industrial skills, you are not automatically out of scope just because your business is not a traditional workshop line.

## Ancillary and support uses: what can sit alongside operations

Even in industrial zoning, tenants almost always need some support functions. B2 acknowledges this through allowable ancillary uses.

Ancillary uses can include office space, meeting room, sick room, diesel or pump point, M&E services (meaning mechanical and electrical services), showroom, industrial canteen, and selected commercial uses.

For a lot of industrial users, the big practical question is whether their “front of house” activities count as permitted ancillary uses, and whether the building can support them under the approved arrangement.

This is also where businesses sometimes get into trouble when their concept evolves during negotiation. For example, a tenant might think they want a small showroom area, then later want to use it for on-site sales in a way that goes beyond what the planning guidance treats as allowable. The zoning controls are not flexible just because a tenant’s needs change.

### The “white component” angle in B2 developments

Some B2 developments may have a “white component” concept, which is essentially non-industrial components within an overall B2 development. Planning guidance notes that white component space may allow shop, restaurant, showroom, association/C and CI uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

For tenants, this matters because it affects what kind of additional activities the landlord can propose within the same development. It also affects how the marketing of space tends to position the premises. Sometimes the industrial part is clearly separated from the white part, and sometimes it is integrated in a way that still respects zoning intent and planning evaluation.

## Showrooms in B2: why the details matter

You will see “showroom” mentioned in both the broader list of ancillary uses and in planning guidance about how showrooms are controlled in B2. The important nuance is that B2 showrooms are tightly controlled.

The guidance describes B2 showrooms as mainly for display of bulky or non-over-the-counter products, or products delivered or installed off-site. They are not generally for on-site sale, and generally require agency endorsement.

That last part, the need for agency endorsement, is the practical reason tenants should not assume “we can do showroom, no problem.” If your operation depends on retail-style transactions or frequent walk-in sales, you need to clarify up front whether your proposed use fits the controlled showroom model for B2.

If your search is driven by “buy B2 general industry factory” and you are envisioning a hybrid setup, the best time to ask about showroom scope is before you pay for fit-out plans. Once budgets are locked in, you can end up redesigning around zoning feasibility rather than around business convenience.

## GPR and how it affects what “white uses” can unlock

Another planning concept that comes up in tenant conversations is GPR, gross plot ratio. The guidance 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.

Even if you are not the developer, this influences what kinds of spaces can exist in the first place, and what the development can support. Tenants sometimes notice that one B2 building seems to have more white space than another. That kind of difference is often tied to how the site’s GPR and industrial allocation have been planned.

So, if you are evaluating a “B2 industrial space” for a mixed industrial plus office or service model, it is not enough to look at the floor you are leasing. You also want to understand how the development’s approved planning parameters support the mix you want.

## Unit size and operational reality

B2 also includes guidance on minimum unit size, intended to be a meaningful space to meet operational needs of industrial uses.

In plain terms, this matters when you are trying to squeeze a small footprint for production into a unit that might be too segmented. If you are planning workflow that depends on space for production, storage, staging, or equipment layout, the minimum unit-size guidance is a reminder that “industrial use” is not just about permission. It is also about whether the physical unit is suitable for the operation the zoning expects.

This comes up when tenants search for “new B2 factory” or “B2 industrial factory” and focus only on availability and price per area. The more your operation depends on spatial logistics, the more important it becomes to match your plan to the unit’s practical configuration and the minimum-unit intent.

## Leasing versus buying B2 general industry factory: what I’d watch for

People often ask whether they should buy or lease when they are looking at B2 factories in Singapore. There is no one universal rule. The zoning guidance explains what is allowable and how planning controls apply, but it does not state that ownership is inherently better than renting.

In practice, the more relevant question is: how stable is your business activity over the next few years, and how tied is your revenue model to the exact fit-out and use classification?

If your business is likely to remain within the permitted industrial predominant uses, leasing can be a clean way to move without being locked into a particular asset. If you plan longer-term ownership and you are comfortable with the building’s zoning configuration and allowable ancillary use boundaries, buying B2 general industry factory may make sense for some operators.

However, whatever path you choose, the tenant lesson is the same: zoning categories do not just describe the building, they constrain what you can run there. So the buy-versus-lease decision should be informed by use fit and planning flexibility, not only by cost.

## How B2 shows up across the market, including JTC-type space

When people search for "B2 industrial factory" options, they often find B2-appropriate spaces not only in private industrial developments but also in selected properties managed by public agencies. Planning guidance and site listings commonly note that industrial units can be suitable for general manufacturing and generic industrial uses.

For example, JTC properties aimed at industrial use often describe units suitable for General Manufacturing and Generic Industrial Uses. That sort of phrasing does not replace zoning, but it helps you understand why a building is positioned for B2-aligned industrial activity.

If you are cross-shopping between a private industrial lease and an agency-linked industrial unit, the key is still the same: confirm the permitted use framework for the particular premises and how the development's zoning constraints apply.

## B2 factories in Singapore: the tenant reality check

A zoning label helps you screen read more .. options quickly, but it cannot tell you everything about day-to-day operations. Two B2 spaces can both be "B2 industrial space" and still feel very different depending on how the development is configured.

Here are a few real-world friction points I see with tenants evaluating B2:

First, there is the mismatch between a tenant's planned revenue model and the zoning's showroom constraints. A unit might technically include "showroom" in ancillary allowances, but the showroom control for B2 is tight, and on-site sales is generally not the intent.

Second, there is the "white component" expectation. Some developments allow more white-use features, but only as supported by planning evaluation and tied to GPR unlock conditions on certain B2 sites. If your request is ambitious, you may run into the hard edge of what the site was already designed to support.

Third, there is the operational need for industrial floor area. The 60% industrial predominance requirement is about the site, but tenants still experience it as a practical ceiling on how much the building will be reconfigured toward office- or commerce-led layouts.

If you keep those frictions in mind while touring spaces, you spend less time falling in love with a concept on day one, only to discover constraints on day ten.

## A quick "fit" checklist for what you want to do on site

If you are trying to answer "what is B2 industrial space" for your specific business, here is a tenant-friendly way to sanity-check alignment. This is not a substitute for professional advice, but it keeps you from skipping the most common planning questions.

1. What is your core operation, and does it fall under allowed predominant uses like general industry manufacturing, repair and servicing, production, assembly, or relevant storage?
2. Are you mainly building industrial/predominant floors, or are you expecting to make office and commercial functions the driver of your business?
3. If you want a showroom, are you treating it as controlled display for bulky, non-over-the-counter products, or for delivery/installation off-site, rather than a general on-site sales setup?
4. Do you have plans that rely on white component uses, and if so, are you prepared for planning evaluation and site-specific GPR-related conditions on certain B2 sites?

5. Is the unit size you are considering meaningful for your operational needs, rather than a cramped footprint that is hard to run as an industrial setup?

## Common tenant scenarios, and how B2 thinking changes your next move

Let's talk through a few situations that come up when people look specifically for B2 industrial factory space or new B2 general industrial developments.

### Scenario 1: "We do manufacturing, but we also want client-facing sales"

Manufacturing sits comfortably in B2 predominant use logic, and that is usually why tenants look for B2 in the first place. The complication is client-facing sales.

If you are thinking about showroom-like displays, you have to respect the guidance that B2 showrooms are tightly controlled and generally not for on-site sale. So your next move should be to align your client experience with the controlled showroom intent, and to discuss endorsement needs early. You can still be client-facing, you just cannot assume the building will behave like a retail showroom.

### Scenario 2: "We need storage for oils or chemicals related to production"

B2's allowable predominant uses include storage of chemicals or oils, which is a big deal for industrial tenants whose operations depend on these categories. This is one of the clearest reasons businesses search for B2 general industrial factory space.

Even then, you still need to plan within the building's configuration and the site's industrial predominance intent. You should ensure the storage needs are consistent with allowable predominant uses and operational requirements.

### Scenario 3: "We want a lot of office space, plus some industrial work"

Office-heavy operations push you toward the "support" and "white uses" conversation. The 60% industrial predominance rule (with up to 40% ancillary/support) is the practical boundary most tenants feel.

If your model requires office as the main content, you might start with B2 and still find yourself constrained. You can sometimes make it work with office, meeting rooms, and other ancillary uses, but the more the office starts to dominate, the more you are fighting the zoning structure that B2 was built around.

### Scenario 4: "We are training operators and running an industrial learning program"

Industrial training is explicitly listed among allowable predominant uses. If training is genuinely part of your core operation, that alignment can make B2 a strong match. You are not trying to squeeze "training" into a corner; zoning guidance contemplates industrial training as part of the predominant use set.

In those cases, the unit size and the operational space still matter. Training can involve workshops, equipment, and learning-by-doing, which needs real industrial suitability rather than a purely classroom setup.

## What to ask landlords and agents before you tour the final shortlist

At some point, you will stop asking "is it B2" and start asking "how does this particular B2 development handle the mix we need." The zoning rules are consistent, but the way they show up in a building can differ.

Here are a few targeted questions that tend to surface the useful answers quickly, without turning every discussion into a legal seminar.

1. How does the building or site allocate industrial versus ancillary space within the 60% industrial predominance intent?
2. If there is any showroom or white component arrangement, what exactly is it approved for, and what are the limits around on-site sale?
3. Does the unit's configuration support your operational requirements within the minimum unit-size intent?
4. Are office and meeting room spaces intended as ancillary support, or is there a broader white-use plan on the development tied to planning evaluation?
5. If your operation touches chemicals or oils storage, what part of the approved use profile does your planned activity align with?

You do not need perfect answers on day one, but you do want clear boundaries. If an answer sounds vague, that is your cue to slow down.

## Buying or leasing your "B2 industrial space" long-term mindset

Once you understand what B2 is, your next step is to match it to your business trajectory. If your business uses fall squarely into general industry manufacturing, repair and servicing, production, assembly, industrial training, or other listed predominant uses, B2 is often a straightforward fit.

If you are planning something that leans heavily into office-led or retail-style functions, your risk is not that you will be denied the concept immediately. The risk is that you will invest in a layout and tenant improvements that later do not fit the controlled nature of B2 ancillary and showroom provisions, or do not align with how the site's approved planning parameters allow "white component" or white uses.

That is also why tenants searching for "upcoming new B2 industrial space" should ask early about the intended mix in that specific project, not just assume a newer building means more flexibility. New developments follow planning guidance too, and they usually follow it more formally.

## The bottom line: B2 is an industrial promise with boundaries

So what does B2 mean for industrial tenants in Singapore? It means you are operating inside a zoning category built for general and special industries, with planning controls that ensure industrial activity stays predominant. The core "60% industrial / up to 40% ancillary" framework sets the tone. Allowable predominant uses support manufacturing and related operations, while ancillary uses allow the support ecosystem tenants need, including office, meeting rooms, and certain canteen, technical, and showroom-related functions within controlled limits.

If you treat B2 as a planning system rather than a generic industrial label, you make faster, smarter decisions. You can still pursue a modern tenant experience, you can still be client-facing, and you can still build a workable on-site setup. You just design within the boundaries that B2 is already set up to support.

If you want, tell me what your business does in one or two sentences, and whether you are exploring leasing or buying a B2 general industrial unit. I can help you map your needs to the predominant versus ancillary thinking, and flag the questions that usually matter most for approval-fit.