If you are looking at factories, workshops, or production space in Singapore, "B2" comes up quickly. It is one of the most common industrial zoning answers when companies need a place to manufacture, assemble, repair, or run other general industrial activities without squeezing into a niche category.

This is where JTC space for general manufacturing often becomes relevant. JTC units and developments tend to be marketed for General Manufacturing and Generic Industrial Uses, which aligns closely with what B2 is meant to host.

But B2 is not a free-for-all. The zoning comes with real planning rules, especially around what percentage of your development must remain "industrial or predominant" and what can sit in ancillary "white component" areas. If you plan your business around those rules early, the search gets faster, and the negotiation gets smoother.

Below is a practical guide to B2 industrial space in Singapore, what it means for a general industry factory, and how to think about JTC space when you are deciding on a new B2 general industrial site or looking to buy B2 general industry factory space.

What is B2 industrial space, really?

B2, or "Business 2", is an industrial zoning category in Singapore intended for general and special industries. In practice, this means B2 industrial space is planned to support industrial activity as the core use, not just office and retail with occasional warehouse storage.

The URA planning guidance for B2 is clear on two things that matter to operators:

1. B2 developments should prioritise industrial use as the predominant activity.
2. Non-industrial or support uses can be allowed, but within defined limits and subject to planning evaluation.

So when people ask "what is B2 industrial space", the most accurate answer is: it is industrial zoning built for activities like manufacturing and related industrial operations, with carefully controlled room for office-style and other "white" uses.

Why B2 is a fit for general manufacturing

B2 is often chosen because it can cover a wide range of industrial functions under "general and special industries". URA's allowable predominant uses include manufacturing (general industry), repair and servicing, production, storage of certain chemicals or oils, assembly, and more.

There is also room for industrial training and certain industrial media production under the industrial side of the use quantum.

If you run a general industry factory or a business that needs to receive materials, process them, assemble components, and ship finished goods, B2 is often the category that matches your needs most naturally. You are not forced into a development that only works for low-impact uses.

And if you operate a workshop that does repair and servicing, you will likely find the compliance logic easier to understand in B2 compared with zones where "white" uses are the main attraction.

That said, the word "general" is not the same as "anything". You still need to check whether the intended operation maps to the allowable uses and, crucially, whether it can fit within the planning quantum rules.

The core rule that shapes every decision: 60 percent industrial, 40 percent support

If you take only one planning detail into your next viewing, make it this: B2 sites must use at least 60% of total industrial GFA for industrial or predominant uses, while up to 40% may be ancillary or support uses.

That ratio is not just administrative. It affects:

- how the building is designed
- where offices and showroom-like areas can sit
- how much space inside your unit might be practically usable for industrial operations versus support use

In normal leasing conversations, the 60/40 rule can show up indirectly. For example, the layout might be segregated into an industrial portion and a “white component” portion. Or a development might advertise flexibility, but only certain parts of the strata or certain stacks are realistically intended for non-industrial functions.

If you are buying B2 industrial factory space, the 60/40 requirement can influence your renovation options, your intended office set-up, and even how easily you can reconfigure after you expand.

If you are renting, the ratio still matters, because the permitted use is tied to the development’s approvals and zoning framework, not just what you and the landlord agree on commercially.

Predominant uses versus ancillary support uses

URA guidance distinguishes between predominant uses and ancillary uses in B2. On the predominant side, ”manufacturing (general industry)” is expressly included, along with repair and servicing, production, assembly, and other specified industrial uses.

On the ancillary side, you may find room for office, meeting room, sick room, diesel or pump point, M&E services, showroom, industrial canteen, and selected commercial uses.

This is where misunderstandings happen. Many businesses have an intuitive sense that a showroom is “just display”. In B2, showrooms are possible, but they are tightly controlled.

URA notes that B2 showrooms are mainly for display of bulky or non-over-the-counter products, or for products delivered or installed off-site. They are not intended for on-site sale and generally need agency endorsement. That matters if your go-to-market model depends on walk-in retail style sales inside your factory premises.

If you want to run a showroom component, you should treat it as a planned allowance, not a casual add-on. When you plan the space early, you can avoid the scenario where you build a display area only to learn later that your operational usage does not align with the approved intent.

“White component” space in B2 developments

Some B2 developments include separate industrial buildings and “White” buildings. White components can also exist within an industrial development and may be strata-subdivided, though land subdivision is not permitted.

In practical leasing terms, a White component can be relevant if you want client meetings, training, or office functions close to the industrial floor. URA also notes that in B2 developments, the white component may allow shop, restaurant, showroom, association or C&CI uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

Here is the practical judgment call: the closer your business model sits to customer-facing activities, the more you should care about where the white component is and how it is approved. A unit that is approved mainly as industrial space might still let you operate a small office, but it may not support a high-footfall customer experience.

Conversely, if you are planning for a hybrid setup where you do manufacturing and you also need frequent stakeholder meetings, the ability to locate offices, meeting rooms, or a controlled showroom component in the white portion can be a big advantage.

JTC space: where it fits into the B2 story

JTC manages industrial properties and land in Singapore, and its listings often point to suitability for General Manufacturing and Generic Industrial Uses. When you are comparing options like "new B2 general industrial" spaces versus an older industrial estate, you are usually comparing:

- building configuration and fit-out potential
- availability for your desired lease window
- how the site's approvals align with your intended operation

If you are specifically searching for JTC space for general manufacturing in B2 zones, you are essentially looking for properties where the zoning intent and the marketed use-categories overlap.

That overlap is helpful because it reduces the number of unknowns. You still need to confirm details for your unit or development, but you are starting with a property type that is already oriented toward industrial users.

If you browse "B2 factories in Singapore" and also see "JTC space" in the mix, that is the same pattern: the market is trying to match B2 zoning with the operational reality of manufacturing and industrial services.

Feasibility checks before you fall in love with a unit

People often have a quick first reaction when they see an industrial space: the ceiling height looks right, the load-bearing floor might be suitable, and the access lanes are convenient. Those are important.

But for B2, the earlier your team can verify zoning fit, the fewer headaches you face later. The most efficient approach is to check whether your plan can stay within the predominant industrial use while your ancillary needs remain within the allowed support use logic.

Here is a compact set of feasibility checks that usually saves time:

- Confirm your intended operation maps to allowable predominant uses such as manufacturing (general industry), repair and servicing, production, assembly, or related allowed industrial activities.
- Check whether any showroom or customer-facing display will be used in a way consistent with B2 showroom controls, and whether agency endorsement may be required.
- Understand how much of the building is set up for industrial use versus ancillary support, since B2 requires at least 60% of total industrial GFA for industrial or predominant uses.
- If you need office or meeting rooms, look for how those functions are expected to sit within ancillary allowances rather than assuming they are free-form.
- If the development has a white component, evaluate whether your customer and training needs fit better there than in the industrial floor.

This is not just compliance. It affects how your staff move around, how you receive materials, and how you manage safety boundaries between production and support spaces.

GPR and what it might mean for white uses

B2 developments can involve planning controls around Gross Plot Ratio (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.

This technical-sounding rule has a simple business implication. It reinforces that white uses are not meant to be the primary driver of the development, especially where the site's planned intensity is still being allocated.

When you are evaluating "B2 industrial factory" options, you do not need to become a planning engineer to understand the outcome. The outcome is that the site's approved mix of industrial and white component space is linked to meeting minimum industrial requirements and the remaining allowance is only available under the conditions described.

So instead of assuming the white space can be expanded because you are a tenant with good intentions, treat white component capacity as development-limited. Your best leverage is to check what already exists in the approvals for that development and unit.

Unit size and why it matters for operations

URA also provides minimum unit-size guidance intended as meaningful space to meet operational needs of industrial uses.

From a tenant's perspective, unit size affects more than floor area math. It impacts loading flow, equipment spacing, storage practicality, and how your workflow behaves when you add a second shift or a new product line.

If you are trying to squeeze manufacturing plus assembly plus storage plus offices into a marginally small footprint, you might discover late that the space "meets the listing price" but does not meet operational reality.

In manufacturing, operational reality has a habit of winning. Even if the industrial activity is allowed, the workflow might be too cramped to scale without disruptive internal changes.

For that reason, when you evaluate new B2 factory options, do not just ask "is it available?" Ask "does it support my operational rhythm."

Buying versus renting B2 industrial space: how to think about it

People searching "buy B2 general industry factory" often do so because they want control over fit-out. Others prefer renting because it reduces commitment while they test demand, product mix, and hiring.

There is no universal rule that buying is better than renting. Even public guidance about B2 planning controls focuses on allowable uses and development ratios, not on which investment strategy is superior.

Here is a practical way to decide, grounded in the B2 reality:

If your process requires heavy, long-lived changes that align with industrial approvals, ownership might help you recover renovation costs over time. If your product roadmap is shifting quickly, or if you expect to move within a few years because you outgrow the unit or need different industrial access arrangements, renting might be the safer operational decision.

Either way, your compliance plan should start early. A lease that allows the right use today does not automatically mean future changes are frictionless, especially for showroom-like functions, white component activities, or anything that pushes against the intended industrial predominance.

Common scenarios I see with B2 industrial factories

B2 is a broad category, so the "right" approach depends on what you actually do inside the unit.

Scenario 1: General manufacturing with limited office needs

Most general manufacturing users mainly need industrial space, storage, assembly flow, and enough office space for admin. This typically aligns well with B2 because manufacturing (general industry) is a predominant use.

Your main effort is usually about layout discipline and staying within the intended use boundary, so that the office functions do not slowly grow into a customer-facing operation that does not match the approved intent.

Scenario 2: Repair and servicing with recurring inspections

Repair and servicing businesses often have predictable equipment movement, parts storage, and workshop workflow. B2 supports repair and servicing as a predominant use, which helps.

The operational risk tends to be around ancillary uses. If you want a workshop plus a client-facing showroom that feels like retail, you should revisit the B2 showroom controls. Keep the display approach aligned with bulky/non-over-the-counter display or off-site installation logic, because that is what the approvals framework expects.

Scenario 3: Storage of chemicals or oils with strict operational boundaries

If your operation involves storage of chemicals or oils, it can still fall within B2's allowable predominant uses. But this is the scenario where you should be extra careful with how you organise ancillary spaces, circulation, and any "white" areas near industrial operations.

Even without getting into operational hazard specifics, the key is that B2 approvals and intended use mix will set the boundaries for what sits near what.

How to evaluate "upcoming new B2 industrial space"

When you hear "upcoming new B2 industrial space" or "new B2 general industrial", the temptation is to assume the newest building is always the best operational fit.

Newer often helps with building services, clarity in layouts, and sometimes newer mechanical and electrical provisions. But "new" does not automatically remove planning constraints. The B2 zoning framework still determines permissible predominant and ancillary uses, the 60/40 industrial GFA logic, and how white components can be used.

So for upcoming projects, your best diligence is to ask questions early, before you lock in your fit-out budget.

A good approach is to focus less on brochure claims and more on approval intent and unit-level realities. For example, if the development markets itself as having white component space, you want clarity on whether your plan is a fit for that allowance, and where it is expected to sit.

Questions to ask during viewings and discussions

You do not need a legal degree to ask the right questions. You need clarity on how the space is expected to be used within the B2 framework. When I talk to teams during industrial space searches, these are the questions that consistently reduce risk:

- What are the approved predominant uses for the unit and development, and does my planned manufacturing, repair, production, or assembly function align?
- If I want office, meeting rooms, or client display, how do those uses sit within ancillary allowances or the white component, if any?
- Is there an approved showroom component, and if so, is it intended for bulky/non-over-the-counter display or off-site installation use rather than on-site sale?
- What is the expected industrial to support mix in the development, considering the B2 requirement of at least 60% industrial/predominant uses?
- If there is any GPR rationale tied to unlocking white uses for the site, how does that translate into what I can realistically operate in my lease or tenancy arrangement?

Keep your questions practical. The goal is not to score technical points. The goal is to ensure your operating plan is the plan you are allowed to run.

Where B2 factories in Singapore tend to work best

B2 industrial space works especially well for businesses that sit in that operational middle ground:

- not purely “light office”
- not a specialised niche that requires very specific zoning treatment
- still needing real industrial function, with enough allowance for necessary support uses

That middle ground is why B2 industrial factory searches frequently come up for general manufacturing, generic industrial uses, repair and servicing, assembly, and related industrial training or production activities.

If you are shopping around for a “new b2 general industrial” option, you are usually trying to get industrial functionality without sacrificing the practicalities of day-to-day administration, meeting space, and controlled customer display.

That is the promise B2 can deliver when you respect the intended use balance.

A final practical mindset for B2 and JTC space

When you are evaluating JTC space for general manufacturing in B2 zones, try to think like the approvals do. B2 is structured around industrial predominance, with controlled room for support and white uses.

If your plan is mostly industrial and your support needs are proportionate, the zoning logic tends to fit naturally. If your plan quietly evolves into something more customer-retail-like, or if your office or showroom expectations expand beyond what the approvals framework intends, you can hit friction even when the location looks perfect.

So the best outcomes usually come from early alignment: define your core industrial process, identify which Sengkang Connection Showroom functions are truly ancillary, and only then decide whether a white component, showroom, or client display element is worth building into your space plan.

That is how you turn “B2 industrial space” from a label into an operationally workable facility, whether you are renting, planning a fit-out, or considering a buy B2 general industry factory path.

If you want, tell me what your business does (general manufacturing, repair and servicing, assembly, storage of chemicals or oils, and any showroom or customer visits). I can help you translate that into the B2 planning considerations you should prioritise during search.