When people ask about B2, they often start with the practical question: “Can I put my business here, and how much of it can be commercial?” In Singapore, B2 is an industrial zoning category, and the planning intent is clear. General and special industries belong in B2, but there is also limited room for selected ancillary and, in some cases, “white component” commercial-type uses, subject to evaluation.

If you are planning to lease or buy a B2 industrial unit, or you are scoping a development for a tenant mix, the planning rules are not just fine print. They shape what you can operate on-site, how the space is configured, and even what kind of fit-out you can justify to the relevant authorities.

Below is a practical guide to the planning considerations around selected commercial uses in B2, with the kinds of issues that typically come up in real negotiations, tenancy planning, and development schedules.

What is B2 industrial space, and why it matters for commercial tenants

So, what is B2 industrial space? In Singapore, B2 is an industrial zoning category designed for general and special industries. That zoning role shows up in the “use quantum” planning guidance: B2 sites are expected to use at least 60% of total industrial GFA for industrial or predominant industrial uses, with up to 40% allowed for ancillary or support uses.

This is the first reality check for anyone wanting to introduce commercial activity. If your business model leans heavily toward retail-like sales, consumer-facing services, or showroom operations that look and feel like conventional high-street commerce, you will need to be careful. Planning control focuses on whether your use is predominantly industrial, and how commercial functions are contained within the allowable proportion and within the approved “type” of ancillary or white component use.

For operators, this means your tenancy discussions should start earlier than most people expect. It is not enough to say, “We will be here to sell.” The planning question is whether what you do qualifies under allowable ancillary uses or a permitted white component allowance, and whether the building’s overall planning envelope can support that layout and operating style.

The B2 use quantum rule: the boundary between industrial and commercial

URA’s guidance sets a clear allocation principle for B2 developments: at least 60% of total industrial GFA must be used for industrial or predominant uses, while up to 40% may be ancillary and support uses.

A helpful way to interpret this is to think of it as a built-in constraint on tenant mix. Two businesses can both be “legit” in the market, but one might be feasible in the same building configuration and the other might not, purely because the zoning math and approved use categories do not line up.

To apply it sensibly, you also need to understand what counts as industrial/predominant uses versus ancillary/support uses in B2.

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

Ancillary uses are more “supporting” in nature and can include office, meeting room, sick room, diesel or pump points, M&E services, showroom, and industrial canteen, plus selected commercial uses.

That last phrase, “selected commercial uses,” is where many planning conversations get interesting. It signals there is some latitude, but it is not a free-for-all. Whether your specific commercial activity fits depends on the development’s planning evaluation and the allowable use category for that site and unit.

Predominant industrial uses you’ll see in B2 (and how they influence commercial space)

If you are dealing with an existing building, the predominant uses already set expectations. B2 can host B2 general industry factory operations and the broader set of B2 industrial factory activities, including repair/service and assembly-type operations. It can also accommodate industrial training and certain media and e-business-related activities listed within allowable predominant uses.

In practice, predominant industrial users drive the operational footprint of the site: loading access, plant and equipment areas, waste or service routines, and the spatial logic for where “support” services sit.

That is why the same B2 building can have very different outcomes for commercial tenants. A warehouse-heavy configuration with clear industrial floorplate logic may have more suitable “white component” or ancillary allocations for customer-facing display than a more constrained design where industrial and support uses are tightly interwoven.

If you are scanning listings for B2 factories in Singapore, this is also a clue about what you are really buying. The unit might be marketed as “B2 with showroom capability,” but the key question is whether the development’s planning envelope supports a customer-facing function as part of allowable ancillary or white component use, and whether that function stays within approved boundaries.

Ancillary uses in B2: where commercial often fits best

Ancillary uses in B2 are conceptually the “support” layer of the industrial operation. For example, offices and meeting rooms are common. Industrial canteens make sense operationally. M&E services and specific points like diesel or pump points fit the industrial workflow.

Showroom is explicitly listed as an ancillary use, but with a strict planning flavor. B2 showrooms are mainly for the display of bulky or non-over-the-counter products, or products that are delivered or installed off-site. They are not intended to be a traditional on-site retail sale environment, and generally they require agency endorsement.

That single sentence has major implications for anyone with a “sell from the unit” mentality. If your business plan depends on customers buying and taking goods away on-site like a standard retail store, the showroom category in B2 may not align with your intended customer journey. Even if you can display products, the on-site sale aspect can be a constraint.

Where this matters for planning is in fit-out and operations. A showroom that is primarily a display and coordination point for deliveries or installations can sit more comfortably in B2’s planning structure than a storefront that looks and functions like a conventional retail outlet.

White component in B2: the “commercial allowance” that comes with conditions

Some B2 developments include what URA refers to as “white component” space. White component can allow for certain shop, restaurant, showroom, association and community-based uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

Two practical takeaways come from that.

First, white component is not automatic. The fact that a building is in B2 does not automatically mean the entire development can accommodate the full range of consumer-facing commercial uses. The presence and proportion of white component depends on the development and its planning approvals.

Second, white component approvals often come with the need for careful interpretation during tenancy planning. It is not just "is it allowed," but also "how it is evaluated." In your planning conversations, you will likely need to describe what the tenant does in concrete terms: the services, the customer flow, whether it is primarily display versus on-site sale, and how the use fits within the broader approved mix.

If you are considering a new b2 general industrial purchase, or an upcoming new B2 industrial space, this "white component" concept becomes even more important. Developers may market the industrial and customer-facing elements separately, and tenants should treat that as a planning indicator rather than just a branding label.

Minimum GPR requirements and why they affect commercial "unlocking"

Another planning detail that often affects feasibility is 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.

Translated into planning reality, this means that for certain developments, you cannot assume white use capacity is available from day one. The unlocking mechanism is tied to achieving and using a minimum GPR for industrial purposes first.

This can affect timelines and tenant mix decisions for both existing and new builds. If you are negotiating a commercial tenant in a B2 development that relies on unlocked white component capacity, you would want clarity on what has already been achieved and how the intended use would be supported by the site's development parameters.

For a buyer or tenant, this is one of those "sounds technical, impacts everything" rules. It does not just decide whether a commercial use is possible in principle. It also influences what the building can realistically deliver in phased development or tenancy rollouts.

Building configuration issues: industrial and white buildings, strata, and subdivision limits

Not all B2 developments look the same. Some may have separate industrial and white buildings. White component space in industrial developments may be strata-subdivided, but there must be no land subdivision.

This can matter a lot when you are assessing a "commercial use" plan. For instance, if you are expecting to operate a shop, fitness-related concept, or an association-type space, you need to understand how the development parcels are configured and subdivided, and whether your unit is truly within the **Sengkang Connection E-Brochure** white component allocation or whether it is in an industrial envelope.

For buyers researching B2 industrial factory options, it is also useful to recognize that some properties marketed as B2 may exist within industrial developments and selected JTC properties. JTC examples often state that units are suitable for general manufacturing and generic industrial uses. That can be a good pointer that the unit is intended for industrial operations, but it does not mean your desired commercial use automatically fits without checking the approved use boundaries.

Showrooms in B2: what planning usually supports, and what it usually does not

Because showroom is explicitly listed as an ancillary use in B2, many businesses gravitate toward it when they need a customer touchpoint. The planning details are strict enough that you should design your concept around them from the start.

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

If your offer is something like heavy equipment, industrial machinery, or product systems that require installation rather than immediate off-site take-away, the showroom model can be aligned with the planning intent. You are effectively giving customers a viewing and product-information environment, then executing sales through delivery and installation elsewhere.

If your offer is more "retail-like," where customers expect to complete purchases on-site and leave with the item, you may face a mismatch with the showroom category expectations. That mismatch tends to show up during approval discussions and tenancy planning, and it can force costly redesigns.

Even if you only plan to test demand, it is better to treat showroom constraints as an operational design issue rather than a marketing afterthought.

Commercial school, fitness, restaurants: where they can sit in white component

The white component allowance language includes commercial school and sports or recreation or fitness uses, alongside shop and restaurant categories, again subject to planning evaluation.

What matters here is the word "subject." Planning evaluation is not a box-ticking exercise. You will be asked to justify how the use fits within the building's approved white component context, what the customer flow looks like, and whether the use fits the overall development planning envelope.

For operators in B2 industrial space, especially if you are planning to offer training or skill development, it is worth distinguishing between industrial training (which can be part of the predominant industrial-use list) and commercial school or training that falls under the white component allowance. The business model can look similar on the surface, but planning category placement can change what is allowable and where it can operate.

If you run industrial training, you might align well with predominant industrial uses. If you run a broader public-facing education or commercial school model, it might be assessed under white component allowances. Getting that categorization right early saves time later.

"Buying B2 general industry factory" considerations: planning fit is not optional

People searching to buy B2 general industry factory space often focus on price, ceiling height, and loading convenience. Those matter, but planning fit is what determines whether your operational intent survives contact with reality.

In B2 industrial factory leasing and purchase decisions, I recommend thinking in three layers.

First, confirm the unit's development context. Is it within a B2 development that includes white component capacity, or is it primarily industrial envelope space?

Second, map your intended operations to allowable use types. Are you purely industrial, or are you planning a mixed model with offices and showroom, or a broader commercial-facing setup?

Third, stress-test against the core quantitative and qualitative constraints. The 60% industrial GFA baseline versus 40% ancillary allowance is the quantitative anchor. Showroom restrictions and the fact that many white uses are subject to planning evaluation are the qualitative anchors.

This is also where "new b2 general industrial" and "upcoming new B2 industrial space" searches can be deceptive. A new development might be marketed as suitable for multiple activities, but the ability to host specific commercial uses depends on the approvals and the planned allocation of industrial and white component spaces.

B2 factories in Singapore: how tenants should think about operating style

A lot of confusion comes from assuming that because a use is allowed in principle, any implementation is acceptable. In B2, the planning intent tends to preserve an industrial setting. Even where customer-facing elements exist, they are usually expected to fit an industrial rhythm.

For example, a showroom designed for bulky display and off-site delivery is operationally different from a retail unit designed for immediate transactions and on-site pickup. A restaurant is different again, and while restaurant use can appear under white component allowances, it is still subject to evaluation in that specific context.

If you are partnering with a landlord or developer, your planning discussions should therefore be concrete. Instead of "We will do commercial activities," you want to clearly describe the purpose, product types, and service flow.

That same approach applies to offices and meeting rooms. Those are ancillary uses, but the space planning should reflect that they support industrial operations rather than replace them.

A short checklist for selecting commercial uses in B2

If you are deciding whether a commercial concept can work in a B2 environment, this is the kind of planning question set that prevents unpleasant surprises.

- Confirm whether your space is within industrial-predominant allocation, ancillary/support allocation, or white component space
- Check the overall use quantum reality on the development, especially the 60% industrial and up to 40% ancillary structure
- For showrooms, confirm whether your model is display-oriented for bulky or non-over-the-counter products, with delivery or installation off-site rather than on-site sale
- Clarify whether the development has white use capacity unlocked through the minimum GPR requirement, where applicable
- Ask how your intended use is assessed during planning evaluation for white component categories such as shop, restaurant, commercial school, or fitness uses

Trade-offs and edge cases you only notice during planning

Even when a concept seems "close enough," B2 planning can reward precision. Here are the practical edge cases I have seen repeatedly in planning conversations, expressed in plain terms.

First, showroom ideas are easy to over-design. A space can look like a showroom, but if the operating intent is on-site sales, the planning fit may fail. The display and off-site delivery or installation requirement matters.

Second, “selected commercial uses” under ancillary allowances can be broader than people assume, but it still depends on what exactly is being proposed. Two businesses may both call themselves “commercial,” yet one might fit an ancillary support use while the other needs a white component context.

Third, tenant mix expectations can break during phased development. If the development’s white capacity relies on GPR unlocking tied to achieving the minimum industrial GPR first, you may find your desired commercial expansion has to wait.

Finally, configuration matters. White component space can be strata-subdivided in some situations, but there must be no land subdivision. That means you need to understand how the space you are leasing is legally and operationally situated within the development’s approved arrangement.

Common planning mistakes to avoid when pursuing “commercial in B2”

- Assuming any customer-facing business automatically qualifies just because the building is B2
- Treating the showroom label as permission to run on-site sale operations
- Designing the space without confirming whether it is within ancillary/support allocation versus white component space
- Ignoring GPR unlocking logic where white use capacity is involved on certain B2 sites
- Buying or leasing based only on unit size, without checking that the overall permitted use quantum can support your business model

Where JTC and industrial estates fit into the B2 picture

If you are browsing for B2 factories in Singapore and you see JTC listings, it helps to frame them correctly. JTC’s examples of units in certain developments state suitability for general manufacturing and generic industrial uses.

That kind of designation is useful for industrial operators, but it does not remove the need to verify commercial use feasibility. The same planning themes still apply: B2 is zoned for general and special industries, and commercial activity must fit within allowable ancillary/support uses or white component categories subject to evaluation.

When you are considering buy B2 general industry factory options or leasing B2 industrial space, think of JTC and other B2 supply as “industrial-first,” then ask what commercial add-ons are permitted through the development’s planning envelope.

Planning outlook for new B2 industrial space and “upcoming” projects

“Upcoming new B2 industrial space” listings often appeal because of modern facilities and new layouts. But for commercial use planning, newer is not always simpler. Development approvals can be locked into specific use allocations and evaluation outcomes, particularly when white component capacity and GPR unlocking mechanisms are involved.

If your business model depends on a customer-facing commercial element, treat the development approval status and the allocation of white component space as part of your due diligence. The planning rules described in

URA’s guidance are designed to preserve the industrial character of B2 while allowing certain commercial functions where they can be supported within the approved framework.

Practical ways to align your concept with B2 planning intent

Your goal should be alignment, not only compliance. In B2, the most workable models usually share a common theme: they support industrial operations rather than trying to replace them.

If you are doing industrial services like repair and servicing, assembly, production, or industrial training, your “commercial” components can often take the form of offices, meeting rooms, or controlled showroom arrangements designed for display and off-site delivery or installation.

If you need more customer-facing activity, the white component approach may be your path, but it comes with the expectation that the use is evaluated within the white component allowance framework, and potentially supported by the development’s GPR conditions where applicable.

The businesses that do best in B2 are typically those that respect the industrial rhythm of the space and design customer interaction accordingly.

Final thought for anyone considering a new tenant mix in B2

B2 is not just a label for “industrial units that also allow some commercial.” It is a zoning framework with quantitative constraints and specific allowable use categories. The 60% industrial and up to 40% ancillary structure, the controlled nature of showrooms, and the subject-to-evaluation approach for white component uses are the three pillars that shape outcomes.

So when you are evaluating a new B2 factory, a B2 industrial factory setup, or a “buy B2 general industry factory” opportunity, your planning diligence should start with the use quantum and allowable categories, then move into how your customers will experience the space. That sequence is what turns a promising search into a workable site plan.