If you have ever tried to plan for a workshop, a small manufacturing line, or even an equipment-heavy showroom in a B2 location, you will quickly find that “unit size” is not just a leasing detail. In Singapore, B2 industrial space sits inside a planning framework that aims to keep sites genuinely useful for industrial operations, while still allowing a limited share of ancillary and “white component” activities under specific rules.

Among the many terms that come up during site visits, marketing brochures, and due diligence calls, “minimum unit size” is one of the most misunderstood. Some people treat it like a simple metric, like “the smallest tenancy you can get.” Others interpret it as a developer’s preference. In practice, it is a planning idea with a purpose: the minimum unit size is intended to be a meaningful space that can support real operational needs for B2 industrial uses, rather than squeezing industrial permissions into tiny slices that do not work on the ground.

Let’s break down what B2 industrial space means, where the minimum unit size fits into planning, and what you should think about before you commit to leasing or buying a B2 general industry factory, a B2 industrial factory, or any new B2 general industrial space.

What is B2 industrial space, in plain terms?

B2 is an industrial zoning category in Singapore. In URA’s planning guidance, general and special industries are to be located in B2 zones. What that means in everyday leasing terms is straightforward: B2 industrial space is designed for industrial activity, including manufacturing and related operations.

URA’s guidance also makes an important distinction between industrial “predominant uses” and other supporting activities. For B2 developments, sites must use at least 60% of total industrial gross floor area for industrial or predominant uses. Up to 40% can be for ancillary or support uses. That split is one reason minimum unit size matters. If the industrial portion gets subdivided into pockets that do not make operational sense, it becomes harder to justify that the site is truly functioning as industrial space.

When you hear phrases like B2 general industrial, B2 industrial space, or “B2 factories in Singapore,” you are usually talking about the same zoning logic, just described differently by different parties. Whether you are looking at a typical B2 industrial factory, a multi-user unit in an industrial development, or an upcoming new B2 industrial space, the planning rules governing use, quantum, and unit sizing are the backbone.

The heart of the planning logic: industrial uses must stay operationally real

URA’s allowable uses for B2 include both “predominant uses” and “ancillary uses,” and you need to understand the difference to interpret minimum unit size.

Predominant uses can include manufacturing (general industry), repair and servicing, production, storage of chemicals or oils, assembly, knitting mills, core media, e-business, and industrial training. Ancillary uses can include office, meeting room, sick room, diesel or pump point, mechanical and engineering services, showroom, industrial canteen, and selected commercial uses.

There are also “white component” concepts. In some B2 developments, you may find a separation between the industrial portion and a white component that allows certain uses. URA notes that white component space in B2 developments may allow shop, restaurant, showroom, association or community and institutional uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation. The key phrase here is "subject to planning evaluation," because not every activity is automatically approved just because it appears inside a development.

Now layer in showrooms. B2 showrooms are tightly controlled. They are mainly for display of bulky, non-over-the-counter products, or products delivered and installed off-site. They are not for on-site sale, and they generally need agency endorsement. That matters for minimum unit size because a "tiny showroom box" that cannot realistically function as a display space for the intended product category may struggle under these controls.

All of this sets the stage for why minimum unit size exists. URA's minimum unit-size guidance says the minimum unit size is intended as a meaningful space to meet operational needs of industrial uses. In other words, the planning authority is not only thinking about permission in theory, but whether a unit can actually run the activity it is supposed to represent.

So what exactly is "minimum unit size" doing?

Minimum unit size is a control mechanism designed to prevent industrial leasing from becoming purely speculative or overly fragmented. If units are too small, they may not support the operational workflow that industrial uses require. That could mean space needed for equipment placement, movement of goods, storage, production stages, servicing processes, or simply the practical reality of running staff and operations in a way that matches the intended use category.

URA frames the minimum unit size as something intended to be "meaningful" for operational needs of industrial uses. That phrase is doing a lot of work. It signals that the minimum is not just about satisfying a numeric threshold. It is about preserving a unit's ability to function as the type of B2 general industry factory or B2 industrial factory it claims to be.

This also explains why minimum unit size is often more relevant to some buyers than others. If your plan involves heavy workflow, equipment, or a genuine industrial process, you care deeply about whether a unit can be operational. If you are trying to fit industrial approval into a very small retail-like tenancy, you will likely feel friction faster, especially with the rules around showrooms and allowable uses.

A practical way to think about it

Imagine you are comparing two options for a B2 general industrial unit: one is clearly sized for industrial equipment and storage workflows, and the other looks "cheap" but extremely compact. Even if both are in the same development, the smaller option can become tricky if your intended use depends on operational space that cannot reasonably fit in that footprint.

That is the spirit behind URA's guidance on minimum unit size. It protects the development's industrial integrity and helps ensure that B2 industrial space remains useful for the industrial purposes it is zoned for.

How minimum unit size interacts with B2 use splits and GPR unlocks

Minimum unit size does not operate alone. In B2 developments, other planning controls affect what can be achieved in the first place.

For example, URA notes a minimum GPR Sengkang Connection Official Site 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. While this is about gross plot ratio and unlock conditions, it shows the same policy mindset: industrial planning is staged and tied to actual industrial performance, not just labels on paper.

Similarly, the 60% industrial/predominant use requirement (and up to 40% ancillary/support uses) reinforces the idea that the zoning is meant to be industrial first. Minimum unit size complements those controls by making sure the unit level also supports the industrial reality.

If you are considering a "buy B2 general industry factory" or a "buy B2 industrial factory" in a multi-user development, you are not only buying square footage. You are buying into a set of allowable use mechanics that are shaped by these rules.

Leasing vs buying: the unit size question still matters

Some people assume that renting gives flexibility and buying locks them in. While there is no blanket rule that one is always better than the other, the minimum unit size question affects both decisions in a similar way: it can constrain what you can operate and how you can configure space.

If you are leasing, you might be able to adjust to tenant needs faster, but you still inherit the development's constraints. If you are buying, you typically do more upfront planning and may be more sensitive to whether you can repurpose, grow, or diversify within the allowed use framework.

For many firms, the deciding factor is operational. If your operations need meaningful industrial space, minimum unit size becomes an early filter during shortlisting. It also helps you avoid costly "almost suitable" units that look attractive on paper but run into administrative or practical limits once you plan layouts and workflows.

B2 general industry factory vs B2 industrial factory, and where "new B2" fits

You will see market language vary. One party might call a property a B2 general industry factory, another might say B2 industrial factory, and a newer launch might be described as upcoming new B2 industrial space.

Behind those labels, the practical question is: does the unit sit within a B2 development that supports your intended predominant use, your acceptable ancillary uses, and any constraints around white components or showrooms?

URA's guidance that general and special industries are to be located in B2 zones means the category is broad. Predominant uses can be quite varied, including manufacturing, repair and servicing, production, storage of chemicals or oils, assembly, media production activities like core media, e-business, and industrial training. So B2 industrial space can serve different business models, even within a single "industrial" umbrella.

But the more your plan leans toward activities that are controlled, like B2 showrooms or white component uses, the more careful you must be about unit viability. The tighter the approval logic, the more important it is to start with units that are meaningfully sized for what you want to do.

What to check during a viewing, before you get attached to the marketing photos

Minimum unit size is not something you should only "confirm later." In my experience, the best way to reduce risk is to pressure-test operational fit during the early viewing stage, before you sign anything and before you invest in interior changes.

Here is what I would focus on, based on how URA's framework is structured around operational meaning, allowable uses, and site-level splits:

- Does the unit you are considering look capable of supporting the industrial workflow you plan to run as a predominant use?
- If you plan to use showroom space, are you expecting on-site sale, or are you intending display for bulky non-over-the-counter products, with delivery and installation off-site?
- Are you relying on "white component" style space, or is your plan clearly industrial in nature?
- How does the development's allowed use split (industrial versus ancillary) align with the way the unit will actually be occupied?
- If you are comparing a B2 factories in Singapore option that is "new" versus an established one, what operational realities differ, such as fit-out constraints and how the space has been used by prior tenants?

Those are not just legal questions. They are practical ones. A unit that is technically within a B2 development can still feel wrong if its footprint cannot support the type of work you expect to do.

Minimum unit size and multi-user B2 developments: subdivision can be a double-edged sword

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

This matters because multi-user setups are popular when you want flexible entry points. But subdivision introduces a tension: the more fragmented the industrial floor area becomes, the harder it is for every slice to be "meaningful" for operational needs, which is exactly what the minimum unit-size guidance is meant to address.

So when you evaluate B2 industrial space in a multi-user environment, take the minimum unit size seriously even if the listing presents it casually. If your business model requires real industrial space, you want a unit size that supports it without forcing workarounds that do not align with B2 allowable predominant uses.

A small anecdote from the ground: "It looks enough until you lay it out"

A team I worked with once visited two B2 general industrial options that looked similar in photos. The smaller one was attractive because the asking price per square foot seemed lower. During layout planning, the difference became obvious fast. Their workflow needed storage adjacent to the work area, space for movement of items between process steps, and a buffer for staging.

On site, they could physically fit the core machines, but not the supporting logistics that make the operation smooth. What felt workable at first became a squeeze after the practicalities came in. They ended up moving toward a unit whose footprint was more clearly "industrial-meaningful," in the spirit of URA's intent behind minimum unit size guidance.

That is the real value of understanding minimum unit size. It helps you predict these issues early, when you still have negotiating leverage.

If you are buying: minimum unit size affects your ability to run and reconfigure

If your goal is to buy B2 general industry factory space, you may also care about future flexibility. Even if your immediate use is clear, growth plans can be fuzzy.

Minimum unit size becomes a proxy for how likely the unit is to support industrial operations without constantly running into compromises. Smaller units may still work for light industrial or certain types of operations, but the margin for error is tighter. If you ever need to change processes, increase equipment, or expand staff needs, you could find that the “meaningful space” question resurfaces quickly.

The trade-off is simple. Units that are clearly industrial-shaped can be more expensive, but they tend to reduce operational friction. Units that look cost-effective can come with hidden constraints that only show up once you plan the real layout.

If you are shopping for “upcoming new B2 industrial space,” ask the right questions

Upcoming new b2 general industrial developments are tempting because you may get modern building systems and a cleaner starting point. Still, new does not automatically mean easy. The minimum unit size and use constraints apply either way, and you can also face “unknowns” during early marketing stages, where details like intended unit configuration and confirmed permitted use may take time to clarify.

Before you pay for plans, deposits, or professional fees, ask questions that map directly to how minimum unit size and B2 rules work together. You do not need a long interrogation. You need targeted clarity.

Here is a short set of questions I recommend keeping on hand:

1. What predominant use category is the unit set up for, and what related industrial/predominant uses can it support?
2. If any part of the unit is intended to function like a showroom, is it for display of bulky non-over-the-counter products with delivery and installation off-site?
3. How is the development’s industrial versus ancillary/support use split handled at the site level, and does that affect what the unit can practically host?
4. Is the unit considered meaningful for operational needs under the minimum unit-size guidance, given your intended equipment and workflow?
5. Are there any known fit-out constraints tied to the development’s layout style, such as how white component space is treated?

Keep those questions grounded in your business. If you cannot clearly explain your workflow, you will struggle to evaluate whether the minimum unit size is truly relevant to you.

Where keywords like “B2 industrial space,” “new B2 factory,” and “B2 factory in Singapore” fit the story

In real estate conversations, keywords often get tossed around like shorthand. “B2 industrial space” is usually the category. “B2 industrial factory” or “B2 general industry factory” tends to be the buyer-facing framing of the unit’s purpose. “B2 factories in Singapore” is more about search and discovery.

When people say “new B2 factory” or “upcoming new B2 industrial space,” they typically mean a newer supply wave in B2 zoning. The planning rules do not vanish because something is fresh off the drawing board. Minimum unit size remains part of how URA intends B2 space to support industrial operational needs.

And if you are considering “buy B2 general industry factory,” your diligence should focus less on glossy descriptions and more on whether the unit size and permitted use arrangement align with a meaningful industrial operation. That alignment is what minimum unit size is trying to protect, and it is what prevents expensive mistakes.

The bottom line: minimum unit size is about industrial viability, not just smallest available space

Minimum unit size in B2 is not just a number on a brochure. It is a planning intention to ensure the space you lease or buy can meet operational needs for industrial uses. It sits within a broader framework: B2 developments must achieve a minimum share of industrial/predominant use, ancillary/support uses are capped, showrooms are controlled and generally not for on-site sale, and white component allowances depend on planning evaluation.

When you understand minimum unit size this way, it becomes a practical decision tool. It helps you filter listings faster, plan layouts more realistically, and negotiate with fewer surprises. Whether you are looking at an established B2 industrial factory, a B2 factories in Singapore option that has served tenants for years, or an upcoming new B2 industrial space, treat minimum unit size as a signal of how "industrial-usable" a unit can be.

If you want, tell me what type of business you are planning (for example, repair and servicing, assembly, storage of chemicals or oils, e-business, or industrial training) and whether you are considering predominant use only or mixing in showroom and white component style activities. I can then help you translate the minimum unit size concept into a more specific checklist for your scenario.