If you have been looking at industrial listings in Singapore, you may have come across the phrase "remaining GPR 0.5" in discussions around B2 sites. It sounds technical, but it can matter a lot, because it often determines whether part of a development's allowable space can shift toward "White" uses, or whether everything has to stay tied to predominant industrial activities.

In this article, I will break down what B2 industrial space is, what "GPR" means in plain language, and then focus on the practical question that keeps showing up in buying and tenancy conversations: how the remaining GPR 0.5 may be used, and what that implies for what you can actually operate inside a B2 industrial factory.

What "B2 industrial space" really means

B2, short for Business 2, is an industrial zoning category in Singapore. In practical terms, URA planning guidance treats B2 as a place where "general and special industries" should be located. That does not mean every single square metre is for heavy manufacturing only, but it does mean the development is expected to remain meaningfully industrial.

A common way people describe this is by talking about "predominant uses" versus "ancillary and support uses." For B2, the planning framework requires that at least 60% of total industrial gross floor area (industrial GFA) must be used for industrial or predominantly industrial uses. Up to 40% may be used for ancillary or support uses.

So when you ask, "What is B2 industrial space?" the accurate answer is not just a category on a map. It is also a use mix constraint. It shapes what types of operations are allowed, what types of office and showroom style spaces can exist, and how much of the site must stay tied to industrial activity.

Predominant uses: where the weight must be

URA guidance lists several examples of allowable predominant uses in B2. Among the types you will hear in leasing and purchase conversations are general manufacturing (referred to as manufacturing under general industry), repair and servicing, production, storage of certain chemicals or oils, assembly, knitting mills, core media, e-business, and industrial training.

You can think of these as the activities that keep a development clearly within the "industrial" identity expected of a B2 plot.

Ancillary and support uses: what can sit next to the factory

Even with a strong industrial identity, B2 developments can also contain certain support uses. URA's allowable ancillary uses include office, meeting room, sick room, diesel or pump point, M&E services, showroom, industrial canteen, and selected commercial uses.

The key is that these are meant to support the industrial operations, not replace them entirely. That is where the 60% versus 40% framing becomes important when someone is trying to fit a business model into a B2 unit.

The "GPR" piece: why people talk about remaining GPR 0.5

GPR stands for Gross Plot Ratio. In simple terms, it is a planning metric that relates the permitted gross floor area to the plot or site size. Developers and sites may have a "ceiling" for how much gross floor area can be achieved, and the framework can allow phased or unlocked use of certain components depending on conditions.

For B2, 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.

That wording is the heart of the issue. It implies a sequencing or condition: you first need industrial build-out and industrial use to reach the minimum level. Only then can the extra “headroom” represented by the remaining GPR 0.5 be used for White uses, again on certain B2 sites.

So what are “White uses” in a B2 context?

In this context, “White” space generally refers to uses that are not strictly industrial predominant use categories. URA’s guidance indicates that in B2 developments, white component space may allow uses such as shop, restaurant, showroom, association or C&CI uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

Two practical notes matter here.

First, “may allow” is not “automatically approved.” White components are still evaluated under planning considerations for the specific site and proposal. That matters if your business depends on a particular format, like a clinic, a training school, a showroom concept, or food and beverage on-site.

Second, even when White uses are allowed, the development still has to satisfy the industrial use quantum rules for the industrial GFA. The permission for remaining GPR 0.5 does not erase the underlying expectation that most of the space stays industrial. It reshapes what can happen with the additional unlocked portion.

How remaining GPR 0.5 can be used, in practical terms

When people ask how remaining GPR 0.5 may be used, they are usually asking what they can build or operate once the industrial minimum is achieved. Based on URA’s framing for B2, the answer is:

Remaining GPR 0.5 may be unlocked for White uses on certain B2 sites, after achieving and using a minimum GPR of 2.0 for industrial purposes.

Then, within that White component concept, URA indicates possible White uses include:

- shop
- restaurant
- showroom
- association/C&CI uses
- office
- commercial school
- sports or recreation or fitness uses

That is the “allowed direction” for the unlocked portion. In a business model conversation, it helps to translate this into what kinds of operations benefit from being treated as White rather than purely industrial.

For example, office as a White use can suit businesses that need a significant administrative footprint, professional services, or client-facing staff that are not tied to factory operations. A commercial school can fit training models that are not strictly industrial training but still education-oriented. A sports or fitness use is a very different operator from a workshop or an assembly line, but the zoning framework allows it as a possibility within White component space.

At the same time, it is worth remembering that showroom is mentioned under both industrial ancillary uses and within White component possibilities. That can create confusion in conversations, because showroom is not a single meaning across the whole zoning universe. The details of what counts as a B2 showroom and what form it can take still matter.

Why B2 showroom rules often surprise people

If you are considering a B2 industrial factory with a showroom component, you need to treat "showroom" as a controlled category rather than a free-for-all retail area.

URA's guidance notes that B2 showrooms are tightly controlled. They are mainly for display of bulky or non-over-the-counter products, or products that are delivered or installed off-site. They are not for on-site sale and generally need agency endorsement.

In other words, if your business plan relies on customers paying, picking up, or consuming goods on-site like a conventional shop, you may run into friction. A display-first model where the product is not sold over the counter on-site is more aligned with the idea of a B2 showroom.

This becomes more important when you factor in remaining GPR 0.5. Even if White component space allows showroom, the operational format for that showroom still has to fit the controlled nature of B2 showrooms, including the non-over-the-counter orientation and the need for endorsement for the specific arrangement.

So when you look at options like B2 factories in Singapore, B2 industrial factory units, or a new B2 general industrial development, it is wise to ask a very direct question: what showroom category are you actually getting, and what does it permit on-site?

B2 developments and the "industrial plus White" layout

Not every B2 site is structured the same way. Some B2 developments may have separate industrial and White buildings, and in some cases the White component in industrial developments may be strata-subdivided. URA also notes a boundary condition: there must be no land subdivision.

This matters because it affects how space is packaged for sale or lease. If a developer provides distinct buildings for industrial and White uses, the operational separation is clearer and sometimes easier to manage from a compliance perspective. If the White component is within an industrial development and can be strata-subdivided, it changes how investors and operators think about ownership, leasing, and how each component is run.

For the typical buyer or tenant comparing B2 industrial space options, the takeaway is simple: the label "White component" does not only affect what uses might be allowed, it can affect how the space is physically separated and how you approach negotiations.

Where you will likely see B2 space in the market

B2 space can be found in industrial developments and selected JTC properties. Some JTC examples state units are suitable for General Manufacturing and Generic Industrial Uses.

If you are comparing listings, it is common to see different phrases used, such as B2 general industry factory, B2 general industrial, new b2 general industrial, or new B2 factory references in marketing or developer descriptions. These phrases can be directionally helpful, but they can also blur the line between "industrial use permitted" and "how much of the overall development can be shifted to White uses after remaining GPR unlocking."

That is why it is more reliable to interpret the zoning in terms of URA's use quantum and the GPR condition for White component unlocking, rather than trusting a slogan-like listing description.

What "remaining GPR 0.5" means for your business decision

Let's bring this down to the decisions people actually make, especially when considering whether to buy B2 general industry factory space, lease, or plan a fit-out.

If the remaining GPR 0.5 can be unlocked for White uses on a B2 site, it can potentially create opportunities that a purely industrial setup might not allow. That might include a better-fit layout for offices, certain client-facing training or school functions, sports or fitness uses, or other White use possibilities like shop or restaurant, subject to planning evaluation.

But you should not assume that every "B2 industrial factory" listing automatically includes access to remaining GPR 0.5 for White uses. URA's condition is specific: the 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 real-world terms, that can translate into differences between developments:

- Some sites might already have industrial GPR usage achieved or planned in a way that unlocks White components.
- Other sites might still be in the industrial build phase or the unlocked White component might not be available for the unit you are viewing.
- Even where White uses are possible in principle, the exact form depends on the development and planning evaluation.

So the remaining GPR 0.5 is not just a theoretical capacity. It is often a planning gating item that affects the tenant mix and the business formats that can realistically operate.

Typical operator scenarios that benefit from White-component possibilities

Below are examples of scenarios that often come up when people discuss how remaining GPR 0.5 might be used. These are not guarantees for any specific property, because the actual eligibility still depends on the specific B2 site and its planning evaluation, but they show the logic behind the unlocked White component concept.

First, imagine a company that needs a meaningful industrial base for production or assembly but also wants a client-facing office area and training-related space. Office as a White use is one of the categories URA mentions, and commercial school or industrial training can be part of the broader ecosystem, depending on what is treated as predominant versus White.

Second, consider a business that produces bulky products where customers do not buy on-site but do visit to see displays. A showroom component can exist within B2 frameworks, though it is tightly controlled. If White component space is involved and planning evaluation approves the format, the showroom may be more feasible as a customer interaction point while keeping the core sale or delivery off-site.

Third, for companies that want staff amenities and a more mixed tenancy environment, White uses like restaurant or sports or recreation or fitness are explicitly listed as possible within White component space. If you are building a cluster around industrial operations, that mix can change how the premises "feels" day to day for staff and visitors.

Trade-offs and edge cases you should watch for

I have seen plenty of projects stall or get redesigned because the owner assumed zoning flexibility that was not actually there at the unit level. The remaining GPR 0.5 concept helps create flexibility, but it also creates a new set of questions.

One common edge case is confusing "ancillary showroom" with "White showroom" and then assuming the same retail freedom applies. URA's tight control around B2 showrooms, including non-over-the-counter orientation and generally requiring agency endorsement, is the kind of detail that can decide whether a business model is workable.

Another edge case is expecting White uses without first meeting the industrial minimum requirement. URA's GPR sequencing is not cosmetic. If the site condition is not satisfied, the unlocked White use pathway may not be available even if the development is labeled "B2."

A third edge case comes from the operational reality of industrial space constraints versus office-like space expectations. Even if office is permitted as a White use, the way the building is engineered, managed, and accessed still matters. You can end up with a usable office area but a layout that does not match your customer flow needs, especially if showroom and office are placed in specific managed zones.

Finally, there is the overall 60% industrial GFA rule. If you are trying to plan a business that becomes too non-industrial, you can run into constraints that are not only about GPR 0.5, but also about the broader predominant-versus-ancillary use mix within the B2 framework.

A practical way to evaluate a B2 industrial space before you commit

You can approach this in a structured way without turning it into a checklist of unknowns. The goal is to confirm two things: what is allowed in the development, and what is available for the specific unit you are looking at.

Here is a compact set of items I would personally verify in discussions around B2 industrial factory options, especially when remaining GPR 0.5 and White component use comes up.

1. Confirm the industrial use mix expectations tied to the development's B2 planning framework (the 60% industrial GFA for predominant uses versus up to 40% ancillary/support use).
2. Ask whether the site has achieved and used the minimum GPR of 2.0 for industrial purposes, because only then may remaining GPR 0.5 be unlocked for White uses on certain B2 sites.
3. Identify what White uses are actually being planned or approved in the relevant portion of the development, since URA notes White uses are subject to planning evaluation.
4. If you are looking at showroom, clarify the showroom format, including whether it is geared toward bulky or non-over-the-counter display and whether on-site sale is excluded, and whether agency endorsement is required.
5. For offices, schools, or restaurants, align your intended operation with the categories URA explicitly lists as possible within White component space, then confirm the practical access and layout constraints.

That approach keeps you anchored to the verified planning rules, instead of relying on marketing language like "new B2 industrial space" or "new B2 factory" promotions.

What you might see when shopping for B2 space in Singapore

When people say “I want a B2 industrial factory” or “I’m searching for B2 factories in Singapore,” they often want one of three things: industrial floor area that supports manufacturing and repair, a solution that allows some client-facing activity, or a mixed environment where support uses and White uses can exist.

Depending on the exact development and the planning evaluation around remaining GPR 0.5, the market can look different. Some offerings lean heavily industrial, while others show integrated White components that make the premises more suitable for mixed operations.

If you are browsing, you might come across language such as B2 industrial space, B2 general industry factory, B2 general industrial, upcoming new B2 industrial space, or even “what is B2 industrial space” embedded in content around investment questions. Those phrases are useful signposts, but the decision should still return to the planning framework: industrial predominant use quantum, the controlled nature of B2 showrooms, and the unlocking condition for remaining GPR 0.5.

Renting versus buying, and why it is not one-size-fits-all

People often ask whether they should buy B2 general industry factory space or rent. The public guidance in the planning framework is about allowable uses and controls, not whether buying is always better.

In practice, the right choice often depends on your operating horizon and whether you need certainty around the availability of White component space. If your business model depends on White uses that may only be unlocked under specific GPR conditions, the advantage of buying may show up in certain scenarios where you can secure a specific unit with the right intended use, and you are comfortable with the development timeline and compliance.

If you are earlier in the ramp-up stage, renting can keep flexibility, especially if you are still validating whether your actual operation fits the industrial and White use boundaries on the specific B2 development. The key is that your decision should follow your risk tolerance, not any general statement that buying is superior.

How to think about “upcoming new B2 industrial space”

Newer B2 developments and upcoming B2 industrial space sometimes get discussed with extra optimism, largely because they can offer modern layouts and better logistics. But planning rules still apply, especially for a B2 site aiming to unlock White component possibilities.

When you evaluate an upcoming project, it helps to focus on the same logic every time. The remaining GPR 0.5 unlocking is tied to achieving and using minimum GPR 2.0 for industrial purposes. So for an “upcoming new B2 industrial space” opportunity, ask about the development phasing and the intended mix of industrial versus White components, based on what is actually planned and approved for that site.

If you do not get clear answers, it is not a reason to panic, but it is a reason to treat the White-component advantage as uncertain until verified for that specific B2 factory or unit.

The bottom line for remaining GPR 0.5

Remaining GPR 0.5 is best understood as an unlocked capacity for White uses within certain B2 sites. URA indicates that a minimum GPR of 2.0 must be achieved and used for industrial purposes first. Then, remaining GPR 0.5 may be used for White uses, subject to planning evaluation.

White component space in B2 developments may allow categories such as shop, restaurant, showroom, association/C&CI uses, office, commercial school, and sports or recreation or fitness uses.

Meanwhile, the industrial identity of the B2 development still matters because B2 planning requires at least 60% of total industrial GFA Sengkang Connection Seletar West Road 3 for industrial or predominantly industrial uses, with up to 40% allowed for ancillary or support uses.

If you remember those three anchors, you can make better sense of listings and developer pitches, whether they are described as B2 industrial space, B2 general industrial, B2 industrial factory, new B2 factory, or a B2 general industry factory that appears to offer a more mixed-use environment. The unlocked portion might create opportunities, but the industrial use framework and the controlled nature of elements like B2 showrooms still set the boundaries.