If you have ever tried to set up a fitness studio, a small sports academy, or even a coaching center inside an industrial development, you quickly learn one thing: the zoning paper trail matters as much as the floor plan. In Singapore's B2 world, that becomes especially real when you are looking at "white component" space rather than the main industrial component.

This article is about what it actually means to run sports, recreation, or fitness in the white component of a B2 industrial development, why the rules are designed the way they are, and what you should sanity-check before you sign anything, especially if you are comparing options like a B2 industrial space, a B2 general industry factory, new B2 general industrial, or even the quieter upcoming new B2 industrial space opportunities that don't show up in your usual search patterns. Along the way, I'll also touch on the reality of B2 factories in Singapore, including what people mean when they say "buy B2 general industry factory" or "new B2 factory."

What "B2 industrial space" really means, in practice

B2 is a Business 2 zoning category in Singapore meant for general and special industries. In plain terms, it is an industrial zoning bucket that is expected to host industry activity, not purely lifestyle retail. URA's planning guidance for B2 is specific about where the development's bulk and floor area should go, and it also spells out what kinds of uses are allowable as predominant industrial uses and as ancillary support uses.

That "must be industrial" backbone is the reason fitness operators sometimes get surprised. A gym or sports facility sounds benign, but in B2 you are not just choosing a business model. You are choosing a land use category that has to sit within a framework of planning evaluation.

So, when people talk about a B2 industrial factory or a B2 industrial space, they are not just talking about the building shell. They are talking about whether your intended use can be classified under the permitted uses that URA recognizes, and whether the development's planning conditions allow your unit to be used for that purpose.

The industrial backbone: predominant vs ancillary

One of the biggest operational realities in B2 is the "use quantum" requirement. B2 sites must use at least 60% of total industrial gross floor area (GFA) for industrial or predominant uses. Up to 40% may be ancillary or support uses.

This split is not just administrative. It affects how the development is designed, how building management structures approvals, and what kinds of spaces get allocated to non-industrial activities.

URA's allowable predominantly used categories in B2 include manufacturing (general industry), repair and servicing, production, storage of certain chemical or oil-related uses, assembly, knitting mills, core media, e-business, and industrial training. That list is a reminder that B2 is built for work that is industrial in character.

Alongside that, there is a set of allowable ancillary uses. These include office, meeting room, sick room, diesel or pump points, M and E services, showroom, industrial canteen, and selected commercial uses. Even here, the "selected" part matters, because it tells you that not everything retail-like is automatically acceptable.

For anyone thinking about sports, recreation, or fitness, the key point is this: your use may fall under the white component logic rather than the predominant industrial logic. That is where things can open up, but it is also where you must be careful about the classification you are actually applying for.

Where "white component" enters the picture

The term "white component" is often used in industry talk to describe parts of an industrial development that are intended for uses that are not purely manufacturing or storage. In the B2 context, white component space may allow uses such as shop, restaurant, showroom, association or C and CI uses, office, commercial school, and sports/recreation or fitness uses, subject to planning evaluation.

That phrase, "subject to planning evaluation," is not filler. It is the brake pedal that prevents zoning from being treated like a free-for-all. The upshot is that sports, recreation, and fitness can be considered allowable in white component space within B2, but you should expect your plans to be reviewed against the development's approved uses and conditions.

In other words, fitness in B2 is not automatically disallowed, and it is not automatically approved either. It lives in a planning category that depends on how the unit is positioned within the overall development.

Sports, recreation, and fitness in white component: what you should expect

Because URA explicitly notes that sports/recreation or fitness uses may be allowed in white component space in B2 developments (subject to planning evaluation), fitness operators have a clearer path than they might in purely industrial-only space.

Still, the planning logic does not turn fitness into a retail sandbox. A sports or fitness business has its own planning implications, even when the activity itself is low nuisance compared to heavy manufacturing. You will still be evaluated on whether the proposed use fits the white component's permitted uses and aligns with the development's intended mix.

In practice, I have seen operators treat the building shell as the deciding factor, then get delayed when approvals or conditions come up. The shell is only half the story. The other half is what the unit is approved for, how the development's "industrial space first" requirement is being met, and whether the relevant GFA allocation and conditions allow your specific use.

The "what is B2 industrial space" question, answered with the constraints in mind

People ask "what is B2 industrial space" as if it is a single label. In reality, it is a zoning framework with multiple layers:

First, the overall development must meet the B2 industrial allocation logic for industrial GFA. Second, the non-industrial activities you want to run must sit within what URA allows for ancillary/support uses or within what the white component may permit. Third, some sites have additional conditions based on redevelopment performance, including how GPR is handled.

One detail that trips people up is the way remaining GPR is unlocked for white uses. 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 means, depending on the site, the ability to allocate or unlock white component potential is tied to achieving a certain built form and industrial use performance.

This is exactly why "upcoming new B2 industrial space" can be complicated. Two sites might both be labeled B2, but the development conditions could differ on how much white component potential is actually available and how it was intended to be used.

B2 factories in Singapore, and why “white” might be separate from “industrial”

Some B2 developments have separate industrial and white buildings, and white components in industrial developments may be strata-subdivided. At the same time, there must be no land subdivision.

That matters if you are touring “B2 industrial factory” buildings and thinking you can treat them like standalone commercial properties. In many cases, you are buying or leasing a strata unit within a development where the industrial and white parts are controlled as a single site arrangement.

So, when someone says they are looking for a ”new B2 general industrial” unit, what they may actually be targeting is the industrial component. But if their business is sports or fitness, they might instead need the white component strata unit, meaning their legal and planning context can be different from a neighboring manufacturing unit, even if both are in the same development.

This is also why ”new B2 factory” and “B2 industrial factory” conversations can feel mismatched. One party may be thinking of manufacturing flow, while the other is thinking of public-facing operations, customer access, and class of permitted uses. In a B2 setting, those differences are not just marketing choices, they are planning categories.

Showrooms are tightly controlled, and the lesson applies to adjacent uses

URA’s guidance 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 for on-site sale and generally need agency endorsement.

You might wonder why this matters if you are opening a gym rather than a showroom. The lesson is transferable: in white component space, certain categories that look similar to commercial retail still have firm boundaries on what they can do.

A sports or fitness operator is not ”a showroom,” but both operate in the same white component ecosystem. That ecosystem is governed by planning rules that distinguish between display, sale, operational activity, and the type of customer-facing function allowed.

So if you are planning to add retail merchandise, equipment sales, or event-based “activation,” it is worth treating those add-ons as potential classification issues. You do not need to be afraid of running a business, but you do need to be clear which aspects are core operations and which aspects could drift into a use category that triggers additional scrutiny.

Leasing versus buying: what the rules do and do not guarantee

You will hear plenty of confident opinions about whether “buy B2 general industry factory” is better than renting. The verified planning information available here explains allowable uses and planning controls, but it does not state a universal rule that buying is better.

From a planning and risk perspective, the most important question is not ownership. It is the specific approved use category for the unit you are targeting, and the specific conditions that the development has placed on white component use.

If you are evaluating options like “buy B2 general industry factory,” or comparing a ”B2 factories in Singapore” shortlist, think less about the headline transaction and more about whether your specific unit in the white component is suitable for sports/recreation/fitness uses under the development's planning evaluation framework.

Ownership can matter for long-term fit, but suitability is still determined by approvals and the permitted use classification. A "new b2 general industrial" project might be attractive, but if the unit you are considering is not the one that is approved (or approvable) for fitness, the transaction will not fix that mismatch.

The practical planning checklist before you commit

Sports and fitness operators often move quickly because the business side feels straightforward: get equipment, hire coaches, set operating hours. In B2 white component space, your timeline should include an early reality check with the planning intent of the unit and development.

Here is a focused checklist of the questions that, in my experience, separate smooth approvals from frustrating delays:

- What is the unit's classification within the B2 development, and is it within the white component that allows sports/recreation or fitness uses under planning evaluation?
- Is the development structured with a separate white building or strata-subdivided white components, and does that affect how your unit can be used operationally?
- Are there any conditions linked to GPR unlocking for white uses on that site, and how does that translate into what the white component can support today?
- Is your concept strictly sports, recreation, or fitness, or will it include retail sale, showroom-like display, or other commercial activities that could be treated differently under planning controls?
- Who manages tenant approvals on-site, and what documentation do they typically require for a use case like yours?

Notice that this list is not about whether your business is "good." It is about whether it fits the planning language.

Designing a fitness concept that fits the zoning mindset

Even when an end use is allowable, you still have to implement it in a way that does not contradict the intent of the white component. That is where smart operators win.

A gym that is a pure training facility is easier to align with the sports/recreation or fitness category than a multi-purpose space that behaves like an all-day retail showroom or a heavily sales-driven store. If your plan is to host classes, coaching sessions, and recreation-focused programming, your operational model should stay anchored to that.

The ancillary uses in B2 include things like office, meeting rooms, sick room, and an industrial canteen. Those categories show that the planning framework is comfortable with support functions. Fitness operators often need a front desk, admin office space, a small staff area, and maybe a meeting room for coaching planning. Those support elements are generally the type of "reasonable companion uses" that fit the mindset, as long as you stay within what the unit is approved to do.

If you are planning equipment sales, branded merchandising, or events that resemble a showroom experience, you may need extra clarity because showroom rules are tightly controlled. Even though you are not a showroom, the same boundary thinking tends to show up in evaluation.

Edge cases that can cause delays

There are a few scenarios that repeatedly create friction for fitness and sports businesses in industrial-zoned environments. I am not saying these are guaranteed problems, but they are the kinds of edge cases that planning evaluators tend to look at carefully.

One edge case is when a business describes itself as “fitness” but relies heavily on features that look like a general retail shop, including frequent product displays meant for on-site sale. If your equipment is bulky and training-adjacent, that may be fine. But if the center becomes a sales floor, you can trigger the same boundary mindset that restricts B2 showrooms.

Another edge case is customer traffic patterns. A B2 general industry factory unit might be built for industrial flows, while the white component is meant for uses within a permitted mix. Your layout, access, and visitor handling should match the white component intent, not fight it.

A third edge case is mixing industrial and white uses in your lease narrative. If you are negotiating with building owners, make sure you are clear whether you are leasing industrial space or a white component unit. The difference is not semantics, it affects what you can do.

How to spot the right opportunity among “B2 industrial space” listings

You will see listings that mention broad phrases like “B2 industrial space,” “B2 industrial factory,” “B2 general industry factory,” “new B2 general industrial,” and similar terms. Those headlines are useful for finding properties, but they rarely tell you whether sports or fitness in the white component is workable.

When I shop around for clients, I focus on how the listing describes the unit itself, not just the zoning label. Does it mention white component or white building? Does it explain allowable uses in a way that lines up with sports/recreation or fitness in white component space? Does it explain whether the unit can be stratified and leased as a white component?

If you are scanning a “B2 factories in Singapore” market or specifically chasing an “upcoming new B2 industrial space” project, ask direct questions. Developers and agents can usually point you to the intended use structure, especially if the project has both industrial and white parts.

And if you are searching for a “buy B2 general industry factory” type of opportunity, do not assume that the industrial component use will automatically support your fitness concept. Fitness is tied to white component logic, not to the predominant industrial use category.

The business reality: operating inside a planning framework

Running sports and fitness in B2 white component space is often less about “whether you can exercise” and more about “whether your location matches the permitted use story.”

On a day-to-day basis, a good setup feels almost normal. Customers come in, coaches run sessions, staff check in, equipment gets cleaned, showers get used, and training plans get printed. But behind the scenes, the planning framework affects how your space gets approved, what activities are allowed, and how you document operational practices if questions arise.

That is why it is worth being upfront about your concept early. When you know that URA’s guidance explicitly allows sports/recreation or fitness uses in B2 white component space subject to planning evaluation, your job becomes presenting a clear, bounded proposal that fits that category.

If your plan is flexible, you can structure it to match the evaluation. For instance, you can limit the "retail-like" elements, keep the core focus on training and recreation, and treat administrative and support functions as companions rather than separate businesses.

Common ways fitness operators get it right

Operators who find workable spaces tend to share a mindset: they respect the boundary between industrial and white component uses, then design within it.

They also communicate clearly. Instead of pitching vaguely, they describe the facility as sports, recreation, or fitness. They explain the space layout at a high level, the types of classes or coaching, and any customer-facing features. Then they align those features with the planning logic around white component uses.

This is also why it helps to understand the difference between B2 "general industry" and the way your specific unit is positioned. Some B2 industrial developments are better suited for the general manufacturing ecosystem, while others have clearer white component allocation. The zoning label alone does not tell you that. The development structure does.

Where "B2 industrial space" and "new B2 factory" talk meets reality

You will often hear "what is B2 industrial space" in the same breath as "new B2 factory" or "new b2 general industrial." Those phrases can sound like they describe the same kind of product. They don't always.

A "new B2 factory" could mean a development focused on predominant industrial uses. If you want fitness, you need the right white component context. A "new B2 general industrial" could still include white components, but the suitability for sports/recreation or fitness will depend on the planning evaluation and the approved use category for the specific space.

So if you are choosing between options, it is not just about whether the building is new, or whether it is in Singapore's B2 zones. It is about whether the white component space in that development is the right kind of unit for fitness.

Final checks to keep your project on track

Before you commit, revisit the central planning facts that govern your decision:

B2 is meant for general and special industries, and the development must meet the industrial GFA allocation logic. White component space can allow sports/recreation or fitness uses subject to planning evaluation. On some sites, white component potential is tied to minimum GPR of 2.0 achieved and used for industrial purposes before remaining GPR 0.5 is unlocked for white uses. Showrooms are tightly controlled, which is a reminder that white component commercial-like activities can be scrutinized.

If you keep those guardrails in mind, your project becomes more manageable. You can still build a real community around training and recreation, but you do it with the planning framework respected from day one.

And that, ultimately, is how you turn industrial property near Seletar Aerospace Park a "B2 industrial space" search into a site that actually works for your business, whether you are comparing listings, weighing "B2 industrial factory" options, considering a "B2 general industrial" unit, or even deciding whether to "buy B2 general industry factory" with a long-term plan for sports and fitness in the white component.