

Paya Lebar 178

District 14 · Macpherson · Freehold B1 industrial

From S\$2,168,450 per unit

S\$1,550–1,680 psf · S\$7,176,100 for all three (excl GST)



Site photographs, 16 Apr 2026. Watermarked at build.

KEY FACTS

TENURE
Freehold

ZONING
B1

FLOOR LOADING
12.5 kN/m²

CAR PARK
115 lots

TOP
2004

UNITS AVAILABLE
3

POWER
60 amp

HIGHLIGHTS

- New JTC industrial land is issued on 30-year tenures, so the freehold pool cannot grow. In Q1 2026 the average freehold industrial asset transacted at S\$876 psf against S\$569 for 60-year and S\$353 for 30-year leasehold — and freehold was the only tenure band that rose while 30-year fell. (Savills)
- The corner unit and its neighbour combine into a single 3,089 sqft footprint — you lay out one operation instead of splitting it across levels. A fourth unit in this run has already sold; the pair is what remains.
- Racking, a mezzanine and heavy plant fit without redesign. Containers unload direct at six 40ft bays with dock levellers, and two 4,000kg cargo lifts take loaded pallets up without breaking them down.
- URA lists childcare, an industrial canteen and general industrial use as assessable at this address — a Change of Use application it will consider, rather than a flat no. With roughly 42,059 households in the Geylang planning area behind it, that matters most for a childcare operator. Approval is never guaranteed, so treat it as optionality, not a plan.

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