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HOUSE 196 WORKERS ON SITE - READY TUAS FACTORY

District 22 · Tuas · 60-yr leasehold B2 industrial

Stills from Andrea's own footage of this building, 23 Sep 2026.

S$25,000,000

≈ S$771 psf on built area · whole building

THE NUMBERS

All-in cost: ≈ S$26.2M + GST if any (verify)

Tenure: 60-yr leasehold · from 1996 · ~30 yrs left

Land area: 17,097 sqft · plot ratio about 1.9

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · https://www.andreagohrealty.com/for-sale/industrial/tuas-factory-dorm-196

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

WHY THIS ONE

- A dorm approved for 196 workers, already in place
- One title, no strata neighbours
- Rebuilt from 2 to 4 storeys under a 2024 approval
- Combined option: a 200-worker new-build nearby

WHAT EACH FLOOR MAY BE USED FOR

Factory floors: Factory space (Business 2) allowed

Dorm floors: Workers' dorm, 196 approved (URA WP) allowed; needs URA approval: Extension past 31 Dec 2027 (apply by 30 Sep 2027)

Source: URA SPACE change-of-use check. Other uses need URA approval and are not guaranteed.

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PHOTOS

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