

HOUSE 200 WORKERS ON SITE - NEW-BUILD TUAS FACTORY

District 22 · Tuas · 60-yr leasehold B2 industrial



ILLUSTRATIVE: this building is under construction. The photos show the completed 196-worker building nearby, not this one.

From S\$20,000,000

≈ S\$541 psf on built area · whole building

THE NUMBERS

All-in cost: ≈ S\$21.0M + GST if any (verify)

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

Land area: 14,807 sqft · plot ratio about 2.5

Interested? WhatsApp Andrea 9693 7787

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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-new-build-factory-dorm-200>

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 200 workers: approved, not pending
- A brand-new 4-storey factory, TOP targeted end 2027
- One title, no strata neighbours
- Combined option: a ready 196-worker building nearby



WHAT EACH FLOOR MAY BE USED FOR

Factory floors: Single-user factory (Business 2) allowed

Dorm floors: Workers' dorm, 200 approved (URA WP) allowed; needs URA approval: Renewal past 31 Mar 2028

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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