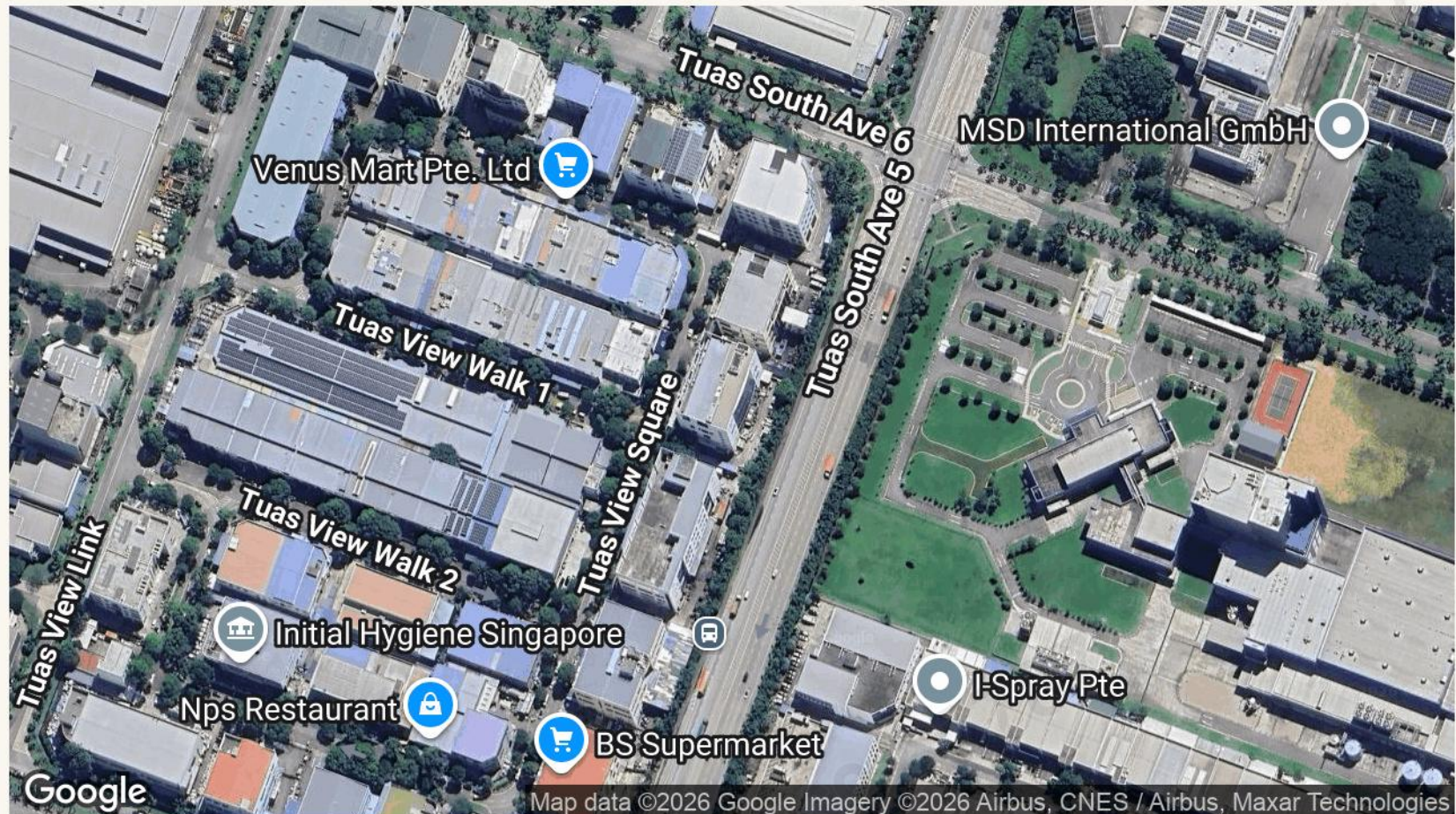


Tuas View Square

District 22 · Tuas · Leasehold B2 industrial

S\$30,000,000

≈ S\$905 psf on land · ≈ S\$646 psf on GFA · whole building



Exterior and aerial views of the building and its Tuas location. Interior photos to follow.

KEY FACTS

TENURE

60-yr leasehold

STOREYS

4

GFA

46,429 sqft

LEVELS 2-4

Dormitory

ZONING

B2

LAND AREA

33,164 sqft

GROUND FLOOR

Workshop

HIGHLIGHTS

- You own the whole 4-storey building on a 33,164 sqft lot: one title, no strata neighbours, no shared MCST control over how the building is run. B2 zoning admits heavier industrial trades that lighter B1 estates will not permit.
- The ground-floor workshop carries 10-ton overhead cranes for heavy plant and machinery, with an open yard for container laydown, loading and outdoor handling — capability most B2 units simply do not have.
- Ground-floor industrial space plus dormitory floors approved for 308 workers give the building two potential income streams — or take vacant possession and occupy it yourself. Income figures are indicative; the dormitory permission is temporary to Nov 2027 (renewable), so treat the dorm income as a term, not a certainty.
- PSA is consolidating all of Singapore's container operations at Tuas by 2027. A whole industrial building with worker beds sits directly in the path of that workforce build-up, near Tuas West Road MRT on the East-West Line with quick AYE/PIE access.

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

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WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/industrial/tuas-view-square>