



B2 INDUSTRIAL · TUKANG INNOVATION DRIVE

Where Business Accelerates.

265

TOTAL UNITS

33yr

LEASEHOLD (AUG 2025)

Jan 2029

ESTIMATED TOP



9088 9977 · Sandra Li



GATE+ At a Glance

265

PRODUCTION UNITS

B2

INDUSTRIAL CATEGORY

33yr

LEASEHOLD (AUG 2025)

Jan 2029

ESTIMATED TOP

116

CAR PARK LOTS

Green Mark

PLATINUM SLE

Tulang Innovation Drive, Jurong West · B2 Multi-User Ramp-Up Industrial Development

Sandra Li · PropNex Realty · CEA: R068251I · 9088 9977

Three Product Tiers

GRAND SUITE

Level 1 (Ground)

Units	24 units
Size	~2,217 – 2,971 sqft
Electrical	60A TPN
Floor Load	10 kN/m ²

Incl. 2 canteen strata units

STANDARD SUITE

Levels 2–8

Units	190 units
Size	~1,615 – 2,820 sqft
Electrical	60A TPN
Floor Load	10 kN/m ²

Ramp-accessible L2–L8

PENT SUITE

Levels 9 & 10

Units	51 units
Size	~1,615 – 2,530 sqft
Electrical	60A TPN
Floor Load	10 kN/m ²

Top floors · premium outlook

INDICATIVE PRICING



Price Guide — Preview

Indicative estimates only. All prices subject to change and developer confirmation.

LEVEL 1

Grand Suite

From ~\$1.59M

From ~\$635 psf

Estimate · subject to change

LEVELS 2-8

Standard Suite

From ~\$829K

From ~\$510 psf

Estimate · subject to change

LEVELS 9-10

Pent Suite

From ~\$824K

From ~\$510 psf

Estimate · subject to change

Contact Sandra for unit-specific pricing, payment schedule & GST advisory.

Sandra Li | Propnex Realty | CEL: R0002511 | 9088 5977

Jurong — Singapore's Next CBD



AYE Direct Access

Right next to AYE exit/entrance — fastest route in/out



Tukang MRT (2029)

Future Jurong Region Line station — boosts future rental & capital value



Jurong Innovation District

Singapore's western industrial epicentre — JID, JLD, science parks



Green Mark Platinum SLE

Eco-sustainable design — lower operating costs, future-proof credentials



Heavy Vehicle Access

40-ft container loading bays + 58 publicly accessible HV parking strata

Why Jurong?

D22 top property growth corridor — +7.5%

GATE+ in Lakeside 2nd Zone (best growth area)

Jurong Lake District: Singapore's 2nd CBD

Supply severely constrained: few B2 plots left

Land bid prices up 16% in latest IGLS round

GATE+ vs The Market

	GATE+	Lok Yang Conn.	Tampines Conn.	Stellar @ Tampines
Leasehold	33yr (Aug 2025)	30yr (mid 2024)	30yr (Feb 2024)	30yr (Aug 2023)
Total Units	265	142	241	311
Units Left	OPEN	Last 1	Last 6	Last 5
Price Range	~\$829K+	~\$824K	\$1.27–\$1.35M	\$2.19–\$2.74M
Sold PSF	New launch	\$550–680	\$750–880	\$850–1,000

✓ *Most stock available*

B2 allows ALL B1 uses — maximum tenant flexibility. Only GATE+ is newly launched with full selection.

Built for Heavy Industry

STRUCTURE	Reinforced / precast concrete + post-tensioned structural design
FTF HEIGHT	Level 1: +/- 7,000mm Levels 2–10: +/- 6,125mm
FLOOR LOAD	Production Units: 10 kN/m ² Ramp/Driveway: 10 kN/m ²
ELECTRICAL	L1–L4: 60A TPN L5–L8: 60A TPN L9–10: 60A TPN Canteen 1: 300A
LIFTS	2 Passenger · 2 Passenger/Fire · 2 Service/Fire · 2 Goods
CAR PARK	116 car lots · 6 EV lots · 235 lorry lots · 124 bicycle lots
GREEN	Green Mark 2021 Platinum Super Low Energy (Maintainability Badge)
DEVELOPER	Boustead Projects (Builder/REIT) — 3.7M+ sqm built across Asia

6 Reasons GATE+ Works



Green Mark Platinum

Lower operating cost, ESG-compliant — future tenant demand magnet.



Tukang MRT Opening 2029

Capital uplift catalyst aligned with TOP. Buy before the catalyst.



Supply Crunch Ahead

Minimal B2 IGLS supply post-2025. New competition won't arise overnight.



B2 > B1 Flexibility

B2 factory can do ALL B1 trades. Broadest tenant pool in industrial market.



+38.76% in 6 Years

Factory (FH/999yr) matched condo returns 2020–2026. Same profit, lower entry.



5–6% Rental Yield

Industrial rental has consistently outperformed resi & commercial yield.

Numbers That Make Sense

~\$3,042

Monthly mortgage repayment

\$900K unit, 27yr loan (own use)

~\$4,845

Estimated monthly rental

Based on ~\$3 psf for 1,615 sqft

~\$15,636

Annual saving vs renting

$(4,845 - 3,042 - 500) \times 12$

5–6%

Gross rental yield

Nearby B2 occupancy 94–99%

Illustration only. Based on indicative pricing and market rental data. Actual returns vary.



Take Your Position

B2 · Jurong · 33yr Leasehold · Jan 2029 TOP

Sandra Li

Associate Group Director · PropNex Realty

CEA: R068251I



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Prices are estimates and subject to change. For discussion purposes only. E&OE.