



5809 EAST DRIVE  
LAREDO TX 78041

### Property Overview

Market:	Laredo
Zoning:	M-1
Year Built :	1986
Number of Units:	4
Building Size:	20,905

**Location Overview** This property sits in a well-established industrial/commercial area of Laredo, TX, zoned for manufacturing and light industrial use — perfect for service industries such as HVAC, plumbing, electrical, general contracting, and warehouse operations.



For more information:  
**Cristy Swisher**  
9567253800  
[cristy@swishermrealty.com](mailto:cristy@swishermrealty.com)

# 5809 EAST DRIVE FOR SALE



## **Prime Industrial Location – 5809 East Drive, Laredo, TX 78041**

### **Strategically Positioned in Laredo’s Industrial Sector**

This property sits in a well-established industrial/commercial area of **Laredo, TX**, zoned for manufacturing and light industrial use — perfect for service industries such as HVAC, plumbing, electrical, general contracting, and warehouse operations.

### **Convenient Access & Connectivity**

- Located south of **Del Mar Blvd** and east of **IH-35**, providing easy access to major transportation corridors and local logistics routes.
- Close drive to **Laredo International Airport** for regional business needs, boosting connectivity for freight and personnel movement.

### **Industrial Hub with Supporting Infrastructure**

- The surrounding neighborhood includes a mix of industrial properties, warehouses, and manufacturing facilities, fostering a business-oriented environment.

### **Demographic & Market Strength**

- Within a 3-mile radius, the area boasts a dense working-age population and established household base — contributing to a strong labor pool and local customer base.

### **Ideal for Owner-User or Investment**

With a solid industrial presence and strong regional logistics fundamentals, this location is suited for owner-users as well as investors looking to capitalize on Laredo’s robust commercial real estate market.

For more information:

**Cristy Swisher**

9567253800

[cristy@swishermrealty.com](mailto:cristy@swishermrealty.com)

# 5809 EAST DR PROPERTY PHOTOS



For more information:

**Cristy Swisher**

9567253800

[cristy@swishermrealty.com](mailto:cristy@swishermrealty.com)

# 5809 EAST DR PROPERTY PHOTOS



For more information:  
**Cristy Swisher**  
9567253800  
[cristy@swishermrealty.com](mailto:cristy@swishermrealty.com)