

AMAZON DISTRIBUTION CENTER

SALISBURY, MARYLAND

When Amazon announced plans to open a distribution center in Wicomico County, Gillis Gilkerson’s construction and development teams were able to offer Amazon a turnkey, build-to-suit solution, transforming a 14.6-acre site located at 1842 Edward Taylor Road into a state-of-the-art delivery station. The facility accepts goods from large fulfillment centers, to be sorted and loaded into smaller vehicles for final delivery.

The +/- 89,825 sf warehouse was constructed using massive, pre-cast concrete wall panels, a steel structure with columns, beams, bar joists and metal deck and a TPO roof system. The entire building is climate controlled and accessible by an off-site management system. GGI oversaw the site work, building erection and finishes, including employee break rooms, offices and admin areas prior to the installation of proprietary equipment by a third-party vendor.

Twelve loading docks with door seals, bumpers and pit levelers accept inbound shipments. A massive +/- 39,850 sf open-air canopy covers an outdoor staging area with multiple drive lanes, where outbound vans are loaded. A highly organized routing and parking layout maintains efficient flow into and out of the property.

Gillis Gilkerson’s development team, led by Brad Gillis, purchased the property with a sale brokered by NAI Coastal to Opportunity Street, LLC, prior to negotiating the lease agreement. The development team also oversaw the design, approvals and financing for the property. Gillis Gilkerson Vice President of Operations Matt Esham led the construction effort alongside Superintendents Bob Oakes and Chris Sanders. The facility began operations in August 2026.

