

Sean Cunningham
Project Executive

scunningham@blrck.com

Key Clients

- Amazon
- Anthropologie
- Brixmor Property Group
- Urban Outfitters, Inc.



BIOGRAPHY

Sean arrived at Blue Rock as a Project Engineer and earned the title of Senior Project Manager within five years followed by Project Executive while working on high-profile projects with Amazon, Urban Outfitters, Inc., and Brixmor Property Group. Sean earned a Bachelor of Science degree in Business Administration at Albright College where he competed in football and lacrosse.

PROFESSIONAL PROFILE

Sean oversees all project activities both onsite and offsite, making sure construction is completed on time and within budget. He coordinates with field operators, clients, and designers, and is knowledgeable in obtaining approvals and any required permits for new projects.

Blue Rock Construction, Inc. – Newtown, PA

- Project Executive, April 2025 – Present
- Senior Project Manager, 2021 – 2025
- Project Manager, 2019 – 2021
- Project Engineer, 2017 – 2019

Chubb – Philadelphia, PA

- Contract Surety Writer, 2014 – 2017

Amberwood Builders – Bucks County, PA

- Construction Worker, 2012 – 2014

M & B Renovations – Jamison, PA

- Construction Worker, 2006 – 2012

Relevant Experience:

- URBN KFC, Kansas City, KS – 1.5 million SF Urban Outfitters warehouse distribution facility that includes multilevel conveyors throughout five mezzanines and 60,000 SF of office space. It is the company’s largest facility in the United States.
- Brixmor Property, Village at Newtown (Pa.) Shopping Center – Renovated and expanded 176,224 SF shopping center. Featured five new ground-up buildings
- Anthropologie, Washington, DC. – Full remodel to an existing Anthropologie store that included adding two additional floors. Work expanded the store from 12,000 SF to 20,000 SF.
- Amazon HEW2, Rockaway, NJ – 19,000 SF warehouse fit out for Amazon’s AMXL program.
- Amazon HPT1, Coraopolis, PA – 27,500 SF warehouse fit out for Amazon’s AMXL program, including all new dock equipment
- Amazon HNY2, Maspeth, NY – Renovations to a 15,250 SF facility for Amazon’s AMXL program, including a two-story fit out and adding 26 dock positions.
- Amazon HNY3, Elmsford, NY – Tenant improvements and renovations on an existing 62,000 SF warehouse for Amazon's AMXL program.
- Amazon HBA1, Halethorpe, MD – Fit out of a 17,600 SF warehouse for Amazon’s AMXL program, including replacing damaged dock equipment for 42 positions.
- Amazon HPH2, Quakertown, PA – Tenant improvements for a 145,000 SF warehouse for Amazon’s AMXL program and Multi-Cycle Operation.
- Amazon UNY4/HNY1, Bethpage, NY – Tenant improvements for a 150,000 SF warehouse for Amazon’s UFF and AMXL program. The project consisted of a 33,000 SF UFF which included refrigerated and freezer storage. The AMXL was a 36,000 SF improvement to an existing and operational facility. This project included a 7,500 SF office renovation.
- Amazon WWS1, Montgomery, PA – 150,000 SF building and site renovation for Amazon Wagon Wheel Program.
- Amazon HDC3, Bethel, PA – 1,000,000 SF Tenant improvements for Amazon SSD program.

EDUCATION & CREDENTIALS

- Bachelor of Science – Business Administration, Albright College