

BROCKTON

Business News

Inaugural Issue
March 2025

Inside: Air Energy Corp. relocates headquarters to Brockton | Oak Hill Corridor is thriving



City of Brockton Department of Planning and Economic Development

MESSAGE FROM MAYOR ROBERT SULLIVAN

GREETINGS FROM CITY HALL!



As Mayor of this vibrant and dynamic City, I would like to welcome you to the inaugural edition of *Brockton Business News*, our Planning and Economic Development Department's quarterly newsletter. In this and upcoming issues, you will learn all about

the exciting economic development, real estate, construction, and small business happenings within the "City of Champions."

Brockton is a City of 106,000 residents with a rich and proud history. We build upon that legacy every day by welcoming and supporting businesses of all sizes. These companies employ thousands of Brocktonians and residents from neighboring communities, strengthening the entire region.

With three MBTA Commuter Rail stations and a central location right off major highways connecting Boston and Providence, Brockton is uniquely positioned to attract new businesses and support companies across various industries including healthcare, technology, manufacturing, food service, and higher education.

We have an eager, well-trained workforce in our City which is why major regional and national employers such as HarboneOne Bank, W.B. Mason, Concord Foods, and Cindy's Kitchen are all headquartered in Brockton. Additionally, a new wave of thriving businesses including tortilla chip maker Tortilleria Mi Niña, and Air Energy, a specialty air compressor and vacuum manufacturer, have recently relocated to Brockton.

Brockton has a long history in manufacturing and innovation. It was once the "shoe capital" of the world,

boasting more than 90 major footwear makers. We are also a proud City of "firsts" including the first department store Santa, the creation of the first catcher's mitt, and the first City in America to have an electric fire station, movie theater, and street lights—all installed by Thomas Edison himself. In fact, Thomas Edison's first office was located on School Street, directly across from City Hall, where he pioneered the electrical industry by powering the City.

The City of Brockton also claims a stop on the Underground Railroad, providing safe haven for enslaved individuals who sought freedom by moving north. The abolitionist Frederick Douglass made numerous stops to Brockton and spoke often at the City's famous "Liberty Tree." Our City was also home to two legendary world boxing champions—undisputed Heavyweight Champion Rocky Marciano and undisputed Middleweight Champion Marvelous Marvin Hagler—and has produced global innovators such as Reebok founder Paul Fireman; the National Football League Oakland Raiders architect, the late Al Davis; and Kenneth Feinberg, the attorney who was designated Special Master for the September 11th Victim Compensation Fund and administrator for the Boston Marathon Bombing Assistance One Fund. Our City also proudly boasts a Frontier League professional baseball team, the Brockton Rox, whose ownership includes Major League Baseball and Red Sox Hall of Famer Jim Rice.

Read further in this newsletter which highlights our Oak Hill Corridor business district, home to a wide variety of new and longtime businesses, including Air Energy.

I hope you enjoy this edition of *Brockton Business News*. I invite you to reach out to our Planning Department for any economic development-related inquiries. You can reach them at Planning@COBMA.us. I appreciate your interest in the "City of Champions" and remember that Brockton is where better begins!

Sincerely,
Mayor Robert F. Sullivan, Esquire

AIR ENERGY RELOCATES TO BROCKTON

Compressed air, vacuum firm moves into new 75,000-square-foot headquarters in Oak Hill

Air Energy Corp. has been a fixture in Southeastern Massachusetts and Rhode Island for 40 years, but now the company's home is in Brockton.

Founded in 1985 in Canton, Air Energy had its headquarters in a 75,000-square-foot building in South Easton for the past 15 years as well as a smaller manufacturing facility in Lincoln, R.I. The firm, which manufactures compressed air and vacuum systems for hospitals, labs and pharmaceutical companies, has moved all of its operations into a new 75,000-square-foot in Brockton's Oak Hill Corridor district — with room to grow.

"When we were going through the process, I looked at over 45 potential locations," says Air Energy Vice President Scott Ripatrazone. "It was the work that was done by the city and by the Metro South Chamber of Commerce to get this project over the finish line. In the end, it was the way the city worked with us and the general location."

A location along major interstates like Route 24 and I-495 and halfway between Boston and Providence is crucial for a business like Air Energy, which sells products and provides services at a wide variety of life science, biotech and health care businesses across New England, including Moderna, Pfizer, and Boston Children's Hospital. Being located just a few blocks from one of Brockton's three MBTA Commuter Rail stations is also a benefit, as the company plans to draw its skilled workforce not only from Brockton, but from surrounding communities along the rail line.

"When I saw the location, the commuter rail is literally a block from us," Ripatrazone said. "Down the road, as we start to expand our production, I think that will be a difference. As well as the transit and the bus access."



Founded by Bob Littman and Don Mazanec, the company has 59 employees at the new Brockton headquarters, including 23 service technicians who work out in the field. Ripatrazone says the company expects to hire 30 to 40 more employees over the next five-to-seven years and has plenty of room to expand in their current location on Industrial Boulevard on Brockton's south side. The 150,000 square foot building has room for the company to double its size, if needed.

Air Energy moved into the new building in November 2024 and is still setting up its new headquarters as it ramps up operations. With a robust, skilled workforce in the city and surrounding communities, and a businessfriendly culture at Brockton City Hall, Air Energy is set up for a long and bright future in its new hometown.

"Being able to access the leaders within the city, when I needed something done was important," Ripatrazone says. "I could get to all the leaders. They were very receptive. Nothing compared to the way the welcome mat was laid out for us in Brockton."

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ECONOMIC DEVELOPMENT PAGE

brockton.ma.us/business/economic-development

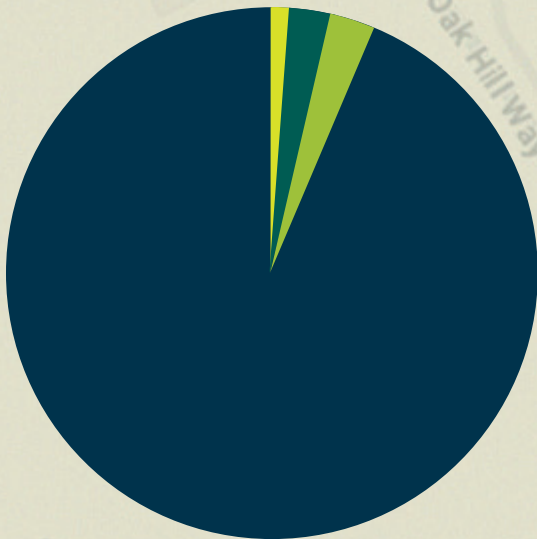


OAK HILL CORRIDOR

Facts & Figures

BY THE NUMBERS

- Employees **762+**
- Acres of Land **136.29**
- Businesses in the District **13+**
- Percentage of Employees Making More Than \$3,333/month **63.1%**



TYPES OF JOBS IN THE DISTRICT

- 0.3% Utilities
- 4.5% Manufacturing
- 5.2% Wholesale Trade
- 90% Transportation & Warehousing

DISTANCE FROM THE COMMUTER RAIL

- **0.62 miles** to the center of the district



Cindy's Kitchen, a maker of all-natural salad dressings and marinades, is one of the many businesses thriving in the Oak Hill Corridor section of Brockton.